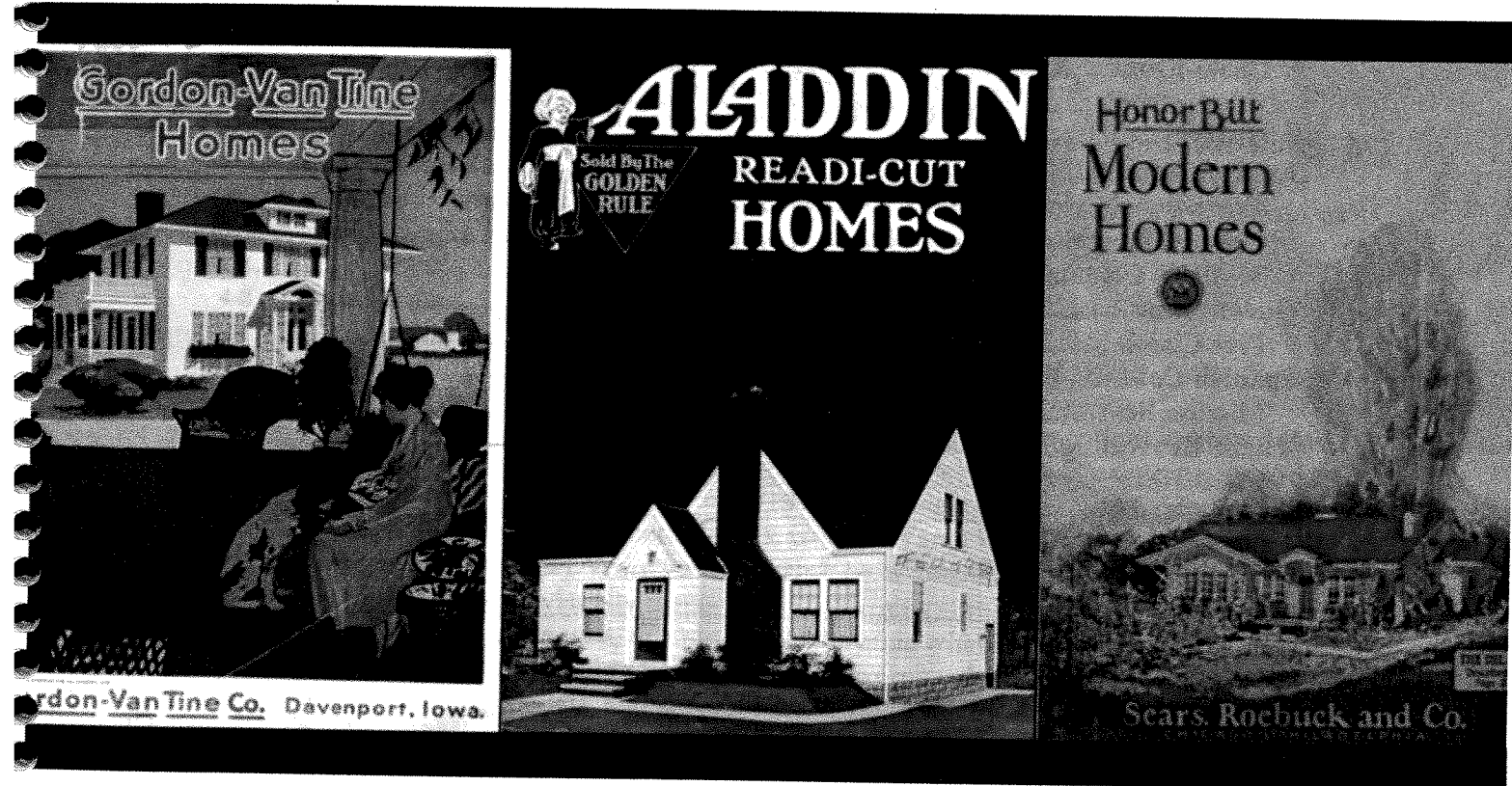


# A Guide to the Catalog Houses of Burlington, Vermont



Prepared for the City of Burlington  
by Lauren Hummer

Fall 2009

## Table of Contents

Introduction .....	3
Methodology .....	3
Catalog House Companies, 1910-1940 .....	5
Burlington at the Height of Catalog House Popularity, 1910-1940 .....	7
Catalog Houses in Burlington, 1910-1940 .....	13
Field Guide to Burlington Catalog Houses .....	18
American Foursquare .....	18
Bungalow .....	19
Craftsman Bungalow .....	19
Craftsman .....	21
Dutch Colonial Revival .....	23
Gable-Front .....	23
Side-Gabled .....	26
Historic Dutch .....	28
English Colonial Revival .....	30
Transitional Colonial Revival .....	30
Colonial Bungalow .....	31
Southern Colonial .....	33
Queen Anne .....	34
Free Classic .....	34
Spanish Colonial Revival .....	35
Mission Revival .....	35
Tudor Revival .....	36
Elizabethan .....	36
Tudor Cottage .....	40
Potential Catalog Houses .....	43
Bibliography .....	44

## Introduction

Burlington, Vermont boasts an impressive collection of intact catalog houses dating from 1910 to 1940. Representing many of the major catalog house companies and a wide variety of early twentieth-century architectural styles, the assortment of catalog houses constructed during this period allows a comprehensive look at a unique development in the history of American domestic architecture: the production of affordable pre-cut houses delivered directly to customers.

This guide provides a historic context to catalog house construction in Burlington from 1910 to 1940 and a field guide presenting notable examples of catalog houses in Burlington constructed during this period. Though the field guide is not intended to identify every catalog house constructed in Burlington, it is intended to provide an overview of trends in catalog house construction from 1910 to 1940 through the use of intact examples displaying characteristic traits of various catalog house styles. The field guide primarily features mail-order houses such as those offered by Sears, Roebuck and Company and the Aladdin Company; however, notable examples of houses constructed from mail-order house plans have also been provided.

This guide was prepared for the City of Burlington by Lauren Hummer, a graduate student in the Historic Preservation Program at the University of Vermont. This project was made possible with the assistance of Mary O'Neil, Associate Planner for the City of Burlington, as well as several owners of catalog houses throughout Burlington.

## Methodology

Windshield surveys of Burlington neighborhoods containing early twentieth-century houses were first conducted to locate potential catalog houses.<sup>1</sup> Likely candidates were compared with all models offered by Sears from 1908 to 1940, all models offered by Aladdin from 1908 to 1954, and models offered by Bennett Homes, Gordon-Van Tine, Home Builders Catalog, Standard Homes, Montgomery Ward, and the Architects' Small House Service Bureau in various years. Houses were visually inspected to determine similarity to catalog models, and Sanborn Fire Insurance maps were examined to determine whether the historic footprints of houses matched those of the catalog houses.<sup>2</sup> Efforts were made to contact owners of houses closely matching catalog models, and several homeowners were able to provide convincing evidence that their homes are catalog houses (i.e. dimensions exactly matching those of the

---

<sup>1</sup> All residential streets located south of Main Street with houses dating from 1900 to 1945 were examined for potential catalog houses; due to time constraints, residential areas north of Main Street and in the New North End were examined on a more cursory basis.

<sup>2</sup> It must be noted that differences between a catalog house and its model may exist for a number of reasons: alterations in plan by the company may have been made at the request of the client or contractor, the design in the catalog itself (not blueprints) may have been followed by the architect or utilized as the basis for his own version, changes may have been made by the factory or the builder in constructing it, or a house may follow a revised design from a catalog not currently available for comparison. See Daniel D. Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide* (University Park, PA: The Pennsylvania State University Press, 2000), 255.

model, stamped lumber, etc). Not all catalog houses have been corroborated with concrete evidence, however, and extensive review of property records at Burlington City Hall has yielded little information on possible catalog houses in Burlington. Nonetheless, diligent efforts have been made to positively identify catalog houses included in the field guide.

Historic research was conducted at the Special Collections Department of the Bailey-Howe Library at the University of Vermont, the Fletcher Free Library, and Burlington City Hall.

Houses in the field guide have been chosen to illustrate local and national trends in catalog house construction and to show the various conditions and levels of integrity exhibited by local examples. They are classified primarily by architectural classifications outlined by Robert Schweitzer and Michael W.R. Davis in *America's Favorite Homes: Mail-Order Catalogues as a Guide to Popular Early 20<sup>th</sup>-Century Houses* and by Virginia and Lee McAlester in *A Field Guide to American Houses*. However, it must be noted that all catalog houses do not necessarily fit tidily within these classifications.



## Catalog House Companies, 1910-1940

### Mail-Order House Companies

Springing from the expanding building components and wholesale lumber industries at the turn of the twentieth century was an essentially new development in domestic architecture: the mail-order house.<sup>3</sup> From catalogs produced by firms such as Sears, Roebuck and Company and the Aladdin Company, customers could order detailed specifications and virtually all the materials necessary for the construction of a house. The tremendous demand for mail-order houses was largely met by the "Big Six" of Midwestern catalog house companies (Sears, Aladdin, Gordon-Van Tine, Montgomery Ward, Lewis, and Sterling), though smaller, more localized companies and lumber concerns also produced mail-order houses.<sup>4</sup>

Examples of houses purchased from, or at least heavily influenced by the models of, the following mail-order house companies have been identified in Burlington:

- *Sears, Roebuck and Company.* The largest company to sell mail-order houses, Chicago-based Sears, Roebuck and Company began offering building materials and plans through its catalogs in 1895, and published its first catalog devoted to mail-order houses in 1908. Sales increased rapidly, and by 1912, the company opened lumber plants in Mansfield, Louisiana; Cairo, Illinois; and Norwood, Ohio to facilitate production of its "Modern Homes." By 1918, Sears incorporated a novel feature first developed by rival Aladdin: houses were now available with the lumber precut and fitted at the factory. The Sears Modern Homes Department enjoyed tremendous success during World War I and the postwar building boom of the 1920s, selling a staggering 50,000 homes by 1930.<sup>5</sup> Its success rested on designs reflecting popular taste in architectural styles, its reputation for "quality at a reasonable price," the speed and ease with which its houses could be constructed, and the attractive financing plans it offered. Sears Modern Homes continued to expand in the 1920s, opening a lumber mill in Newark, New Jersey to increase East Coast sales and opening numerous local sales offices to provide personalized service. However, the Depression took its toll on the company: the mortgage financing and construction supervision components were largely eliminated, and the Modern Homes Department was briefly discontinued 1934. Sears reentered the housing business in 1935, selling houses but no longer offering lots or financing. Despite substantial sales figures, however, profits were insufficient to keep Sears in the home building business, and the last Modern Homes catalog was issued in 1940.<sup>6</sup>

- *Aladdin Company.* Founded in 1906 by William J. and Otto E. Sovereign, the North American Construction Company of Bay City, Michigan (renamed the Aladdin Company in 1916) appears to have created and popularized the concept of selling precut and fitted lumber for houses. Inspired by the mail-order, precut boat manufacturing operation of another Bay

---

<sup>3</sup> Reiff, 150.

<sup>4</sup> Robert Schweitzer and Michael W.R. Davis, *America's Favorite Homes: Mail-Order Catalogues as a Guide to Popular Early 20<sup>th</sup>-Century Houses*. (Detroit: Wayne State University Press, 1990), 63.

<sup>5</sup> It is argued that this high figure may include conventional (not precut) houses constructed by the company's construction division (see Schweitzer, 65).

<sup>6</sup> Katherine Cole Stevenson and H. Ward Jandl, *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company* (New York: John Wiley & Sons, 1986), 19-23; Reiff, 189-90.

City resident, the Sovereign brothers produced their first catalog of precut houses and garages in 1906. Due to the economy and ease of construction of Aladdin houses, as well as the array of attractive house styles offered and the inventive marketing techniques devised by the Sovereigns, the Aladdin Company grew rapidly throughout the 1910s and 1920s. Sales remained strong until the real estate market collapsed just prior to the stock market crash of 1929; sales then slumped during the Great Depression, and the prosperity the company enjoyed during World War I was not repeated with World War II. Sales continued to decline over the next several decades, and the company suspended manufacturing operations in 1982. Nonetheless, the pioneering company of the mail-order catalog house industry sold a remarkable 50,000 houses in 49 states over the course of its 77-year history.<sup>7</sup>

- *Gordon-Van Tine Company.* The Gordon-Van Tine Company was formed in 1907 as a subsidiary company of the U.N. Roberts Company, a Davenport, Iowa sawmill that had emerged as a major supplier of millwork to builders and lumberyards serving settlers moving west. By 1911, the company had expanded from selling millwork to selling precut, mail-order houses through the use of catalogues and national advertising. Offering "ready-cut" houses in an array of styles and sizes, the company experienced rapid growth in the 1910s and 1920s; the company also found success in supplying other housing manufacturers with building materials and even supplying precut houses to companies who then resold them as their own.<sup>8</sup> Gordon-Van Tine continued to offer precut houses despite slumping sales during the Depression, but catalog house operations ceased during World War II, and the U.N. Roberts/Gordon-Van Tine concern closed completely in 1947.<sup>9</sup>

- *Ray H. Bennett Lumber Company.* Founded circa 1905, the Ray H. Bennett Lumber Company of North Tonawanda, New York produced "Bennett Better Built Homes" utilizing its "Ready-Cut" system. Like precut catalog house companies, Bennett emphasized the advantages of precut lumber as well as its money back guarantee, convenient rail lines for shipment of homes, and wide selection of house styles and sizes. Likely due to its New York location, Bennett Homes seem to have been especially popular in the Northeast.<sup>10</sup>

## House Plan Companies

The concept of ordering house plans by mail had originated in the nineteenth century, and mail-order house plans continued to be enormously popular in the early decades of the twentieth century, despite the success of companies offering entire houses by mail during this era. Indeed, mail-order house plans offered a distinct advantage over mail-order houses: modifications and changes to plans could be more easily enacted.<sup>11</sup>

House plans were sold through catalogs offered by a wide array of companies that included specialized house-plan companies, companies selling mail-order houses, companies specializing in building components, lumber companies and specialized lumber concerns, brick

---

<sup>7</sup> Schweitzer and Davis, 64-5, 81-7; Reiff, 196-7.

<sup>8</sup> Montgomery Ward, which had offered mail-order houses since 1910, partnered with Gordon-Van Tine to produce its ready-cut Wardway Homes beginning in 1922, thus accounting for the many identical models of the two companies. See Dale Patrick Wolicki, "Gordon-Van Tine Magazine," <http://www.gordonvantine.com/inmag.html> (accessed fall 2009).

<sup>9</sup> Dale Patrick Wolicki, "Gordon Van-Tine Magazine," Schweitzer, 64.

<sup>10</sup> Reiff, 223-224.

<sup>11</sup> Ibid., 202.

manufacturers, and cement and concrete manufacturers.<sup>12</sup> Examples of houses built from plans offered by the following companies have been identified in Burlington:

- *Standard Homes Company.* The Standard Homes Company of Washington, D.C. produced catalogs from at least 1921 to 1952. Offering a wide range of architectural styles, Standard Homes also boasted of the economy arising from its “standardized” system of houses designed to use stock-length materials without waste.<sup>13</sup>
- *Architects’ Small House Service Bureau.* Founded by a group of Minneapolis architects in 1919, the Architects’ Small House Service Bureau was an organization of professional architects that offered numerous house plans in its quest to improve the designs of small houses. The Bureau produced its first catalog in 1919 and was subsequently endorsed by the American Institute of Architects and the U.S. Department of Commerce in 1920 and 1921. To ensure that local housing types and materials were taken into consideration, 13 regional offices were formed within the national organization, which published catalogs as well as weekly features in newspapers across the country. In the Bureau’s 23 years of existence, approximately 5,000 houses were built to its designs.<sup>14</sup>
- *Home Builders Catalog Company.* Based in Chicago and New York, the Home Builders Catalog Company produced perhaps the largest and most complete plan book during this era. The company not only offered hundreds of house plans in its enormous catalogs, but also advertised building products to contractors as well as prospective homebuilders.<sup>15</sup>

## **Burlington at the Height of Catalog House Popularity, 1910-1940**

A number of local factors likely contributed to the widespread construction of catalog houses in Burlington in the early decades of the twentieth century. Steady population growth and the shift from a manufacturing-based economy to a service economy (and corresponding expansion of the middle class) created a need for modest single-family houses such as those offered by catalog house companies. The rapid development of former estates and agricultural land and the expansion of the city’s streetcar network prompted the growth of outlying neighborhoods and a corresponding boom in residential construction. Furthermore, Burlington’s position along two major railroads facilitated shipment of mail-order houses to consumers.

### **Population and Economy**

The population of Burlington grew steadily in the first decades of the twentieth century, increasing from 18,640 in 1900 to 27,686 in 1940.<sup>16</sup> Population increased by approximately 2,000 every ten years, or at a rate of about 10% per decade.

---

<sup>12</sup> Ibid., 205-206.

<sup>13</sup> Ibid., 211-212.

<sup>14</sup> Ibid., 208.

<sup>15</sup> Ibid., 227-228.

<sup>16</sup> Joseph Amrhein, “Burlington, Vermont: The Economic History of a Northern New England City” (Ph. D. diss., New York University, 1958), 80.

The hectic pace of economic growth experienced during the nineteenth century slowed in the decades after 1900, and Burlington experienced neither great booms nor catastrophic depressions from 1900 to 1930.<sup>17</sup> Though little industrial growth occurred in the first decade of the century as the city adjusted to the decline of the once-dominant lumber industry, World War I helped spur industrial expansion as well as a 21% increase in employment during the 1910s.<sup>18</sup> Burlington boasted a diverse array of manufactures ranging from cotton goods to packing boxes in 1927, but signs of another major shift in the city's economy were evident by the late 1920s.<sup>19</sup> The number of manufacturing establishments in the city fell dramatically, dropping from 91 in 1919 to 50 in 1929.<sup>20</sup> Furthermore, the city's textile industry, which had provided employment to a large segment of the labor force since the early 1900s, suffered its first major blow with the closing of the Chace Mill in 1926.<sup>21</sup> As the importance of manufacturing in Burlington began to decrease, more of the city's residents were employed in service and education-related occupations, particularly at area universities and hospitals.<sup>22</sup>

The Great Depression affected Burlington severely, and the ranks of unemployed Queen City residents in the 1930s grew at an alarming rate. Burlington recovered very slowly from its first significant economic setback of the century, and due in part to the continuing troubles of its textile mills, it experienced little improvement even by 1940.<sup>23</sup> The city's economy improved with the onset of World War II, but particularly after the closing of the Queen City Cotton Mill and the American Woolen Company's Champlain Mill, the shift in employment from manufacturing to service industries continued.<sup>24</sup> By 1950, 16.8% of Burlington residents were employed in professional services, and because of Burlington's distance from major trading centers, many residents were employed in wholesale and retail trade, as well as finance and insurance.<sup>25</sup> Despite economic turbulence resulting from the Great Depression and the struggles of Burlington's textile mills, it seems apparent that the ranks of the city's middle class expanded during this period as opportunities in professional and service occupations increased. By 1950, 58.1% of Burlington families could be categorized as middle class, while only 50.7% of families nationwide were in the middle-income bracket.<sup>26</sup>

A review of the first owners and occupants of identified catalog houses reveals that they were largely members of the middle class employed in professional or service occupations. The majority of occupants of these houses were homeowners as well; of the 30 catalog houses reviewed for this study, only 7 seem to have been initially occupied by renters.

---

<sup>17</sup> Ibid., 43.

<sup>18</sup> Ibid., 265.

<sup>19</sup> "Burlington on Lake Champlain" (Burlington, VT: New England Shippers Advisory Board, 1927), 5.

<sup>20</sup> *Bygone Burlington: A Bicentennial Barrage of Battles, Boats, Buildings & Beings* (Burlington, VT: Burlington Bicentennial Committee, 1976), 51.

<sup>21</sup> Amrhein, 271.

<sup>22</sup> University of Vermont Historic Preservation Program, *The Burlington Book* (Burlington, VT: University of Vermont Historic Preservation Program, 1980), 14.

<sup>23</sup> Amrhein, 48.

<sup>24</sup> Ibid., 84.

<sup>25</sup> Ibid., 95.

<sup>26</sup> Ibid., 92.

Address	Initial Occupant(s)	Occupation(s)	Homeowner or Renter
15 Perrotta Place	Clarence E. Weston	Patrolman	Homeowner
21 Marian Street	Ralph and Nettie Shaw	Branch Manager, Wetmore Savage Electric Supply Co.	Homeowner
21 Robinson Parkway	Roland O. Layfield	Owner, Betty Ann Underwear Co.	Homeowner
26 Robinson Parkway	Charles K. and Grace M. Johnson	University of Vermont professor and physician	Homeowner
43 Catherine Street	Edward and Annette Walker	Carpenter	Homeowner
50 Robinson Parkway	Margaret Ann McGettrick	No occupation listed	Homeowner
62 Harrington Terrace	Catherine M. Pratt	Dressmaker	Homeowner
66 Catherine Street	Karl and Vera Stowe	Clerk, Howard National Bank	Homeowner
69 Catherine Street	Winfield and Mabel Van Orman	Electrician	Renter
83 Charlotte Street	George W. Cunningham	Gardener	Renter
91 Charlotte Street	Dion O. and Anna I. Beckwith	Commercial Traveler	Homeowner
97 Lakeview Terrace	Edward and Nellie Rousseau	Paperhanger, music teacher	Homeowner
101 Charlotte Street	Henry A. Allen	Employee of Worcester, MA	Renter
114 Caroline Street	Ray and Helen Tuttle	Railway Postal Clerk	Homeowner
123 Charlotte Street	Charles A. and Ruth Root	State employee	Homeowner
125 Staniford Road	Morris G. Hammond	Salesman, Electrolux	Homeowner
140 Ledge Road	Charles H. Shipman	Cigar Maker	Homeowner
143 North Prospect Street	A. Perley and Edith C. Feen	Lawyer	Homeowner
147 North Prospect Street	Scott and Maude Terrill	Bookkeeper, W&R Company	Homeowner
190 Home Avenue	Jed J. Patterson	No occupation listed	Renter
206 Summit Street	George V. and Betsy L. Kidder	University of Vermont professor	Homeowner
214 Summit Street	Charles I. and Wilnetta S. Taggart	Dentist	Homeowner
255 Flynn Avenue	Leo Trottier	Broom Worker	Renter
273 Shelburne Street	Paul C. Chamberlain	President, The Old Bee Hive	Homeowner
375 Flynn Avenue	Vernon G. and Hazel	Engineer, JHS	Renter

	M. Hebert		
376 South Winooski Avenue	Ernest H. and Edith Russell	Manager, Goodell Granite and Marble Co.	Homeowner
428 South Winooski Avenue	Martin A. and Linnie Sawyer	Foreman, CC Co. Yards	Homeowner
442 South Winooski Avenue	Gus Scutakes	Owner, Champlain Hotel and Restaurant	Homeowner
502 North Street	Harry R. Varney	Agricultural Economist, University of Vermont	Homeowner
531 St. Paul Street	Frederick W. Newcomb	Manager, S.S. Kresge Co.	Renter

Table 1: First occupants of catalog houses

Sources: Burlington City Directories, City of Burlington Warranty Deeds, *Burlington Survey of the Five Sisters Neighborhood*<sup>27</sup>

## Residential Development and Construction

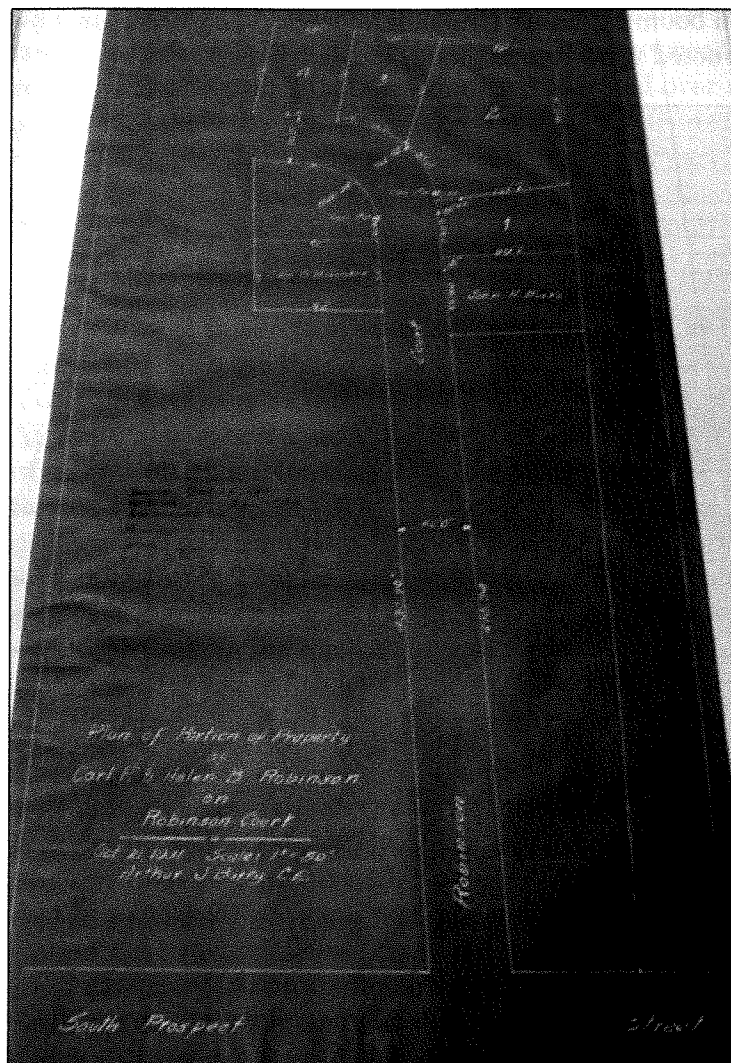
A great period of residential development occurred in Burlington throughout the first decades of the twentieth century, particularly during the 1920s. As the demand for modest single-family houses increased due to the expansion of service and professional occupations, agricultural land and large private estates on the outskirts of the city were purchased by opportunistic developers and subdivided into small building lots.<sup>28</sup> Speculative houses were then constructed upon these lots by developers, or unbuilt lots were sold to buyers who then constructed houses upon them.

Large-scale land development occurred primarily in the south end of the city during this period. The development of the lower Pine Street area into Burlington's new industrial center in the 1880s and 1890s particularly helped to spark the growth of nearby South End residential neighborhoods in the early decades of the twentieth century.<sup>29</sup> The Five Sisters neighborhood, the Lakeside neighborhood, Park Avenue (now Flynn Avenue) and environs, and Shelburne Street and environs all developed rapidly during this period, benefiting from their proximity to the industrial areas along Pine Street as well as the presence of a streetcar line running along Shelburne Street.

<sup>27</sup> Devin Colman, *Burlington Survey of the Five Sisters Neighborhood (CLG Grant 07-011): Survey Report Prepared for the City of Burlington* (October 15, 2008), 28-33.

<sup>28</sup> University of Vermont Historic Preservation Program, 13.

<sup>29</sup> *Ibid.*, 13.



Development was not confined to southern portions of the city, however. Just south of the University of Vermont campus, Robinson Court (now Robinson Parkway) and Henderson Terrace were developed into suburban neighborhoods of modest houses geared toward University of Vermont faculty and other professionals. Though the height of the New North End development boom did not occur until after World War II, development of North Avenue and Staniford Avenue began during this period. Furthermore, small pockets of development upon unbuilt lots in well-established neighborhoods also occurred in the 1920s and 1930s.

Fig. 1: *Plan of Portion of Property of Carl F. & Helen B. Robinson on Robinson Court*

Source: City of Burlington

Accompanying the hectic pace of land development was a surge in new home construction, particularly during the booming 1920s. The Burlington Building and Loan Association recorded an astounding 2,520% increase from 1900 to 1940, most of which occurred during the 1920s.<sup>30</sup> In the early- to mid-1920s, Burlington generally experienced an upward trajectory of new home construction: 67 new houses were constructed in 1922, 54 were constructed in 1923, and 89 were constructed in 1924. 86 new houses were constructed in 1925, and it was considered to be Burlington's biggest building year to date as a record number of building permits were issued that year.<sup>31</sup> Even in December 1925, the *Burlington Free Press* reported that permits continued to be in demand despite the onset of winter.<sup>32</sup> The

<sup>30</sup> Amrhein, 302.

<sup>31</sup> "Burlington's Biggest Building Year," *Burlington Free Press*, December 30, 1925.

<sup>32</sup> "City News," *Burlington Free Press*, December 9, 1925.

majority of this construction occurred in booming South End neighborhoods; in 1925, for instance, 64 of the 86 new homes constructed were located south of Main Street.<sup>33</sup>

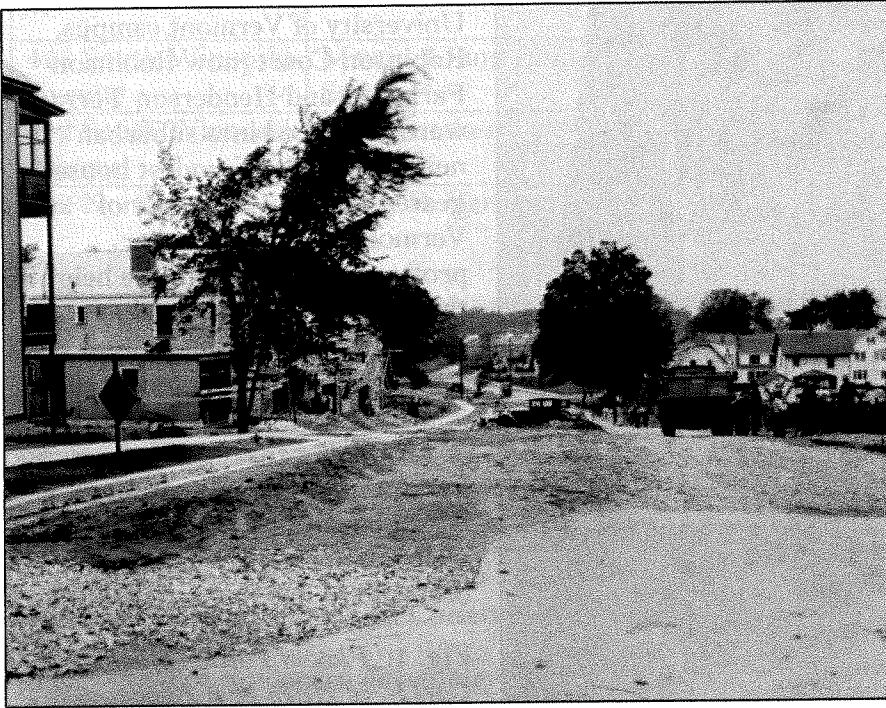


Fig. 2: Construction on Locust Street, with Five Sisters neighborhood in background (undated)

Source: Louis L. McAllister Photographs, Special Collections, University of Vermont Library

Even during generally strong economic periods, however, new home construction was not immune to periodic economic downturns. Due in part to increased unemployment caused by the closing of the Chace Mill and unsuccessful speculative ventures of the previous year, new home construction lagged in 1926, for instance.<sup>34</sup> Nonetheless, Burlington clearly experienced an unprecedented residential building boom in the 1920s, and the majority of catalog houses reviewed in this study were constructed in this decade.

### *Streetcar Network*

The development of a streetcar network surely helped contribute to the growth of Burlington's outlying neighborhoods in the first decades of the twentieth century. Electric streetcars permitted the distribution of the burgeoning urban population over a much wider area than would otherwise have been possible, and more than any other development, contributed to the growth of suburbs nationwide.<sup>35</sup> It appears Burlington was no exception to this. Though the Winooski and Burlington Horse Railroad Company was granted a charter in 1872, the company was not actually organized until 1885. An initial route was built from

<sup>33</sup> "Burlington's Biggest Building Year," *Burlington Free Press*, December 30, 1925.

<sup>34</sup> "Much Building in Burlington this Spring but Not in Direction of New Homes," *Burlington Free Press*, April 19, 1926.

<sup>35</sup> William D. Middleton, *The Time of the Trolley: The Street Railway from Horsecar to Light Rail, Volume One* (San Marino, CA: Golden West Books, 1987), 77.



City Hall to Allen Street in Winooski that same year, and by the end of 1886, three miles of track had been laid out. Electric streetcars commenced operation in 1893, and by 1900, the renamed Burlington Traction Company operated over ten miles of track across Burlington and Winooski.<sup>36</sup> By the 1920s, streetcar lines extended along major thoroughfares such as Pine Street, North and South Winooski Avenue, Pearl Street, and North Avenue. Of particular note, a streetcar line extended along Shelburne Street before turning west down Park Avenue, providing residents of burgeoning South End neighborhoods with easy access to downtown Burlington and points beyond.<sup>37</sup>

The demise of Burlington's streetcar system began in 1926, when William Appleyard filed an application with the Public Service Commission to open a bus route on the Burlington Traction Company's Country Club route. The company eventually sold their assets to Appleyard, who petitioned the Public Service Commission to abandon all trolley lines in favor of bus routes. The commission approved Appleyard's commission, and after a symbolic funeral for Burlington's streetcars was held on August 4, 1929, buses operated by the newly organized Burlington Rapid Transit Company began service on the Traction Company's former routes.<sup>38</sup> Despite the demise of Burlington's streetcar system, the existence of a streetcar line along Shelburne Street and Flynn Avenue in the 1920s likely played a significant role in the rapid development of surrounding neighborhoods during this period.

## Railroads

Catalog houses were shipped to customers via rail, so Burlington's location along two sizeable railroad corridors – the Vermont Central and the Rutland – surely facilitated the process of ordering and receiving catalog houses. Constructed from 1843 to 1852, the Vermont Central Railway linked Montreal with New Haven, Connecticut, reaching Burlington via a spur line that branched off the main line at Essex Junction. Tracing its origins to the Champlain & Connecticut River Railroad that was chartered in 1843, the Rutland Railroad first ran north from Chatham, New York to Alburgh, Vermont, then west to Ogdensburg, New York.<sup>39</sup> Burlington's location along the Vermont Central in particular permitted catalog houses to be easily shipped to local customers from major distribution centers in the Northeast (specifically, the Sears lumber mill in Newark, New Jersey) as well as the Midwest.<sup>40</sup>

## Catalog Houses in Burlington, 1910-1940

Catalog houses identified in this study were primarily constructed from 1910 to 1940, with the vast majority constructed during the residential building boom that occurred from the mid-1920s to the early 1930s.

---

<sup>36</sup> Charles E. Allen, *About Burlington, Vermont* (Burlington, VT: Hobart J. Shanley & Company, 1905), 110-2.

<sup>37</sup> *Burlington City Directory* (Springfield, MA: H.A. Manning Company, 1929).

<sup>38</sup> Robert B. Michaud, *Salute to Burlington, Vermont* (Lyndonville, VT: Lyndon State College, 1991), 133.

<sup>39</sup> *Ibid.*, 134.

<sup>40</sup> Stevenson and Jandl, 21.

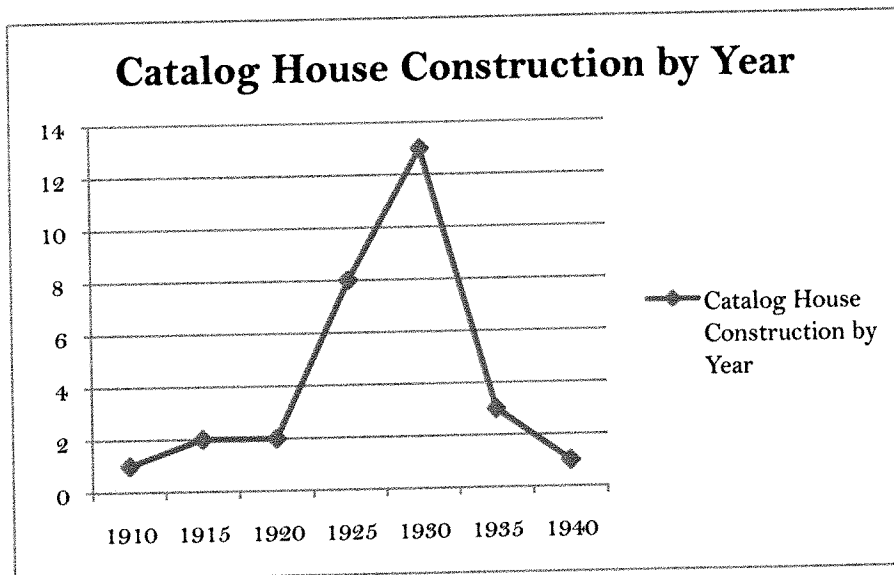
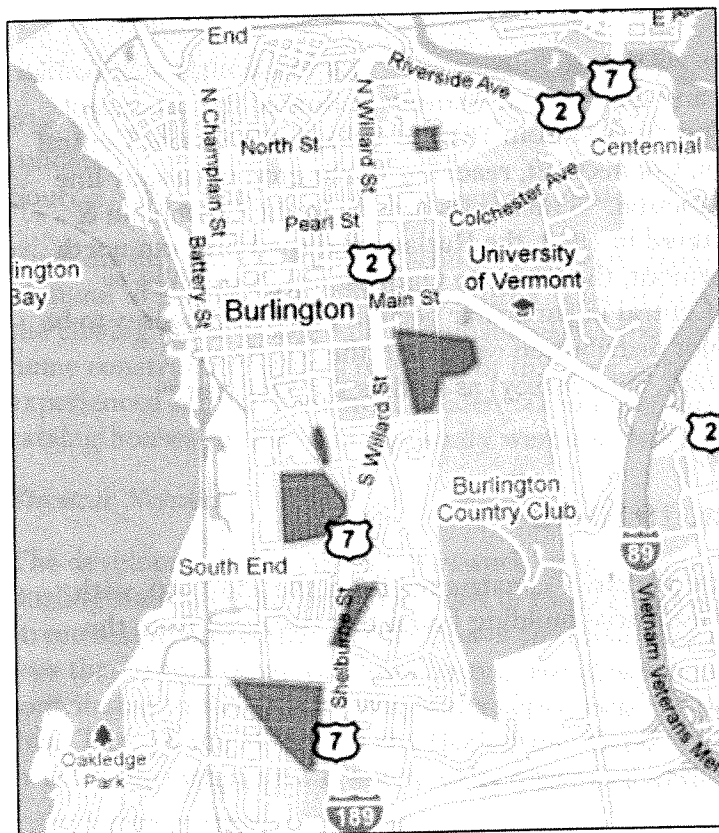


Fig. 3: Catalog House Construction by Year



The majority of identified catalog houses are located in South End neighborhoods developed in the 1920s; the Five Sisters neighborhood in particular possesses a bounty of catalog houses, as 10 of the 30 identified in this study are located here. A considerable number of catalog houses are located just to the south of the University of Vermont campus, on streets that experienced significant development in the 1920s and 1930s (Robinson Parkway, Harrington Terrace, and Summit Street). Notable examples also exist in the New North End, near the intersection of North and North Prospect Streets, and on Lakeview Terrace.

Fig. 4: Areas with high concentrations of catalog houses

Catalog houses in Burlington represent many of the major companies that offered mail-order houses and house plans in the early decades of the twentieth century. 24 of the 30 houses identified in this study appear either to have been purchased from companies offering mail-order houses (Sears, Aladdin, Gordon-Van Tine, Bennett Homes) or heavily influenced by various models offered by these companies. Perhaps unsurprisingly, models by Sears, the catalog house company with the highest sales volumes, are by far the most prevalent in Burlington. The potential existence of a Sears Modern Homes sales office in Burlington may have facilitated sales of Sears houses in the area; from similar offices in other cities, customers could personalize their orders by adjusting floor plans or materials of models.<sup>41</sup>

While mail-order catalog houses are much more common in Burlington, several examples of houses constructed from mail-order house plans have also been identified. Six of the catalog houses in this study appear to originate from house plans purchased from companies selling only blueprints (Standard Homes, the Home Builders Catalog Company, and the Architects' Small House Service Bureau).

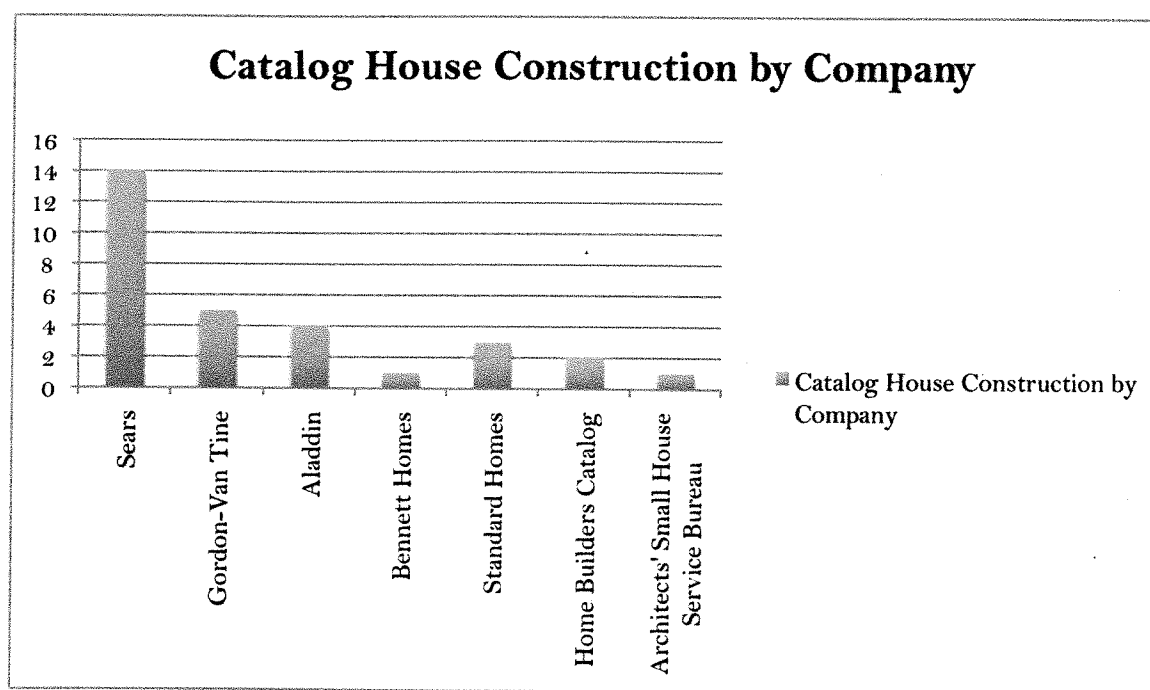


Fig. 5: Catalog House Construction by Company

<sup>41</sup> A Notice of Lien issued to Leonard Poirier by Sears Roebuck & Company for labor and materials furnished in the construction of House No. B6 on plot 4 on Leonard Street states, "Sears Roebuck & Company, a corporation...having an office in Burlington, Vermont," thus suggesting Sears may have operated a Modern Homes office in Burlington (see City of Burlington *Miscellaneous Instruments* Vol. 140, page 64); however, a review of Burlington City Directories has not confirmed the existence of a Sears office. See Stevenson and Jandl, 21.

**New Homes For Everybody**  
**And the Kind Everybody Will Admire**

These houses are all new, well built, conveniently arranged and desirable buys at our prices.

<p>Six rooms and large sun parlor, corner of Lodge-mere and Marian streets. Tapestry brick fireplace, bath with shower, nice electric fixtures with plenty of outlets, all selected oak floors, Well-McLain hot water heating plant, hot water tank, cement floor, connected garage. Price on request. Phone for appointment.</p>	<p>Six room house at 83 Caroline street, on lot 50x137 feet, front and rear porch on oak floors, modern electric fixtures, linen closet, bath with shower and built in cabinet, Arco hot water heating plant, Holyoke gas hot water heater, basement garage. House is all back plastered and heavily timbered. Price \$5,350, only \$1,250 down payment.</p>
<p>English type home at 21 Marian street, near Shelburne road, six large rooms, coal room, bath with set-in tub and shower, tapestry brick fireplace, oak floors throughout, large attic. H. K. Smith hot water furnace. Screens and storm windows. Price and terms on request.</p>	<p>Eight-room English type house, 535 St. Paul street, 100 feet from S. Union street bus line. Fine oak floors, natural finish woodwork, electric refrigerator, large bath, breakfast nook, sun room, two-car basement garage. Bilt-Rite oil burner, hot water heat. Price \$8,330, only \$2,330 down.</p>

**T. J. McDONNELL, Agt.** Free From Building

It can be determined from City of Burlington property records that 14 of the 30 identified catalog houses were constructed by developers or others who did not reside at the property, while 8 were constructed by homeowners. Some of the more prolific builders of catalog houses in Burlington included Dr. Carl F. Robinson, a physician and developer who constructed three catalog houses on Robinson Court in the late 1920s and early 1930s, and Paul D. Kelley, a grocer and developer who constructed at least two catalog houses in the Five Sisters neighborhood.<sup>42</sup>

Fig. 6: Advertisement for houses constructed by Paul D. Kelley in Five Sisters neighborhood (including catalog houses at 21 Marian Street and 83 Caroline Street), July 12, 1933  
 Source: *Burlington Free Press*


Though evidence of marketing techniques by mail-order house companies in Burlington has yet to be discovered, it is clear mail-order house plans were heavily marketed to Burlington residents in the *Burlington Free Press* during this period. In the mid-1920s, the Common Brick Manufacturers' Association advertised house plans in the *Burlington Free Press* on a regular basis. In April 1926, for instance, the Association advertised six house plans in a variety of popular styles ranging from Tudor Revival to Cape Cod. The Architects' Small House Service Bureau also marketed to Burlington residents via the *Burlington Free Press* in the early 1930s, advertising house plans and publishing short articles proclaiming the benefits of well-designed small houses.<sup>43</sup> Apparently these efforts were effective, as at least one Burlington house closely resembles a plan offered by the Bureau in 1929.<sup>44</sup>

<sup>42</sup> "Hobby of Burlington Physician is Being Building Contractor," *Burlington Free Press*, July 29, 1933; Colman, 9.

<sup>43</sup> "Detail Important in Small Homes," *Burlington Free Press*, July 15, 1933.


<sup>44</sup> See page 33.

**An English Touch to a Colonial Background**



**THE MANAWA—DESIGN 288**

ENGLISH in its design to a degree just sufficient to relieve the monotony of an otherwise rather plain type, this surprisingly roomy little home is made doubly desirable. Without unduly increasing its cost, the architect has given it a quiet distinction that will cause men and out of the people who see it to favor it with a second inspection. It is substantial and dignified without being pretentious. Its interior arrangement leaves little to be desired. The entrance is into a central hall of liberal width, leading through to the rear and off which a passway leads to the second floor. The living room extends completely across the end of the house and opens upon a living porch which might easily be converted into a sun room. On the other side of the hall are the dining room and kitchen. On the second floor are three bedrooms and an enclosed sleeping porch. The bath is at the end of the upper center hall. Substantially built of common brick this would be a home of which anyone might justly feel proud. It satisfies in appearance and more than pleases in arrangement. All the rooms are well lighted, the bedrooms liberally supplied with closets and none of the conveniences lacking. It is up-to-date in every particular and an exceptionally complete little home.



The Manawa House, Burlington, Vermont, built by the Vermont Building Company for the owner, located on South Street, 1924-1925.

Fig. 7: Common Brick Manufacturers' Association Advertisement, April 3, 1926  
Source: *Burlington Free Press*

**For the Lot Which Slopes From Front to Rear**



**DESIGN NO. 272-23**

**CHARMING COLONIAL EXTERIOR. LIVABLE PLAN FEATURES HOUSE.**

**Features of the exterior of Design 272-23 are:** Low walls, gable roof with stone chimney, entrance porch, enclosed sleeping porch, rear porch, rear elevation as shown in sketch.

**Features of the interior are:** On first floor opening from sleeping porch with door from rear hall, long living room with fireplace, two bedrooms and bath, screened porch, enclosed sleeping porch and bath in attic. On second floor opening at rear—Dining room and kitchen, service porch, attached garage, rear porch, rear porch.

**Construction:** Wood frame, exterior brick, shingles, lower story and rear walls of brick, double roof.

**Finishing:** To suit perspective of site. Floor may be hardwood.

**Lot size:** Approximately 20 feet by 100 feet. Complete working plans may be obtained by mail and other details obtainable by mail. For further information see 272-23.



The low elevation at rear and a full story in rear with porch leads to front porch level, which is reached from the rear porch. The living room opens from the living room.

**Copyright 1933 by Architects' Small House Service Bureau, Inc. 272-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-250**

# *Field Guide to Burlington Catalog Houses*

## American Foursquare

---

**Common Features:** Two-story height; simple square or rectangular plan; low-pitched hipped roof; symmetrical façade; full-width, single-story front porch, hipped- or shed-roofed dormer(s); Craftsman windows and doors

**Range of Catalog Appearances:** 1908-1938 (Sears); 1912-1935 (Aladdin)

**Burlington Example(s):** 143 North Prospect Street<sup>i</sup>



143 North Prospect Street



Sears, "Fullerton"

Though Sears, Aladdin, and other catalog companies offered numerous American Foursquare houses over a span of roughly three decades, the style reached the height of its popularity in catalogs of the 1910s and early 1920s. From 1912 to 1922, for instance, 26 American Foursquare models were offered by Aladdin, while 19 were offered by Sears over the same time span.

Despite the ubiquity of the style in catalogs of the era, few American Foursquare catalog houses have been identified in Burlington. Constructed circa 1926 by Edward and Evelyn Burnett, 143 North Prospect Street remains as a largely intact example of the "Fullerton," a model offered by Sears in 1925, 1926, 1928, 1929, and 1933. The house displays the rectangular massing; full-width, hipped-roof front porch; and hipped-roof dormer common to the style, and it has also retained the fenestration and distinctive Craftsman windows of the model. Unlike the model, however, the house is sided in clapboard on the first floor and cedar shingles on the second floor, and the front porch is supported by three square columns on piers rather than two.

## Bungalow: *Craftsman Bungalow*

**Common Features:** One- to one-and-a-half-story height; low-pitched gabled or hipped roof with widely overhanging eaves; gabled, hipped, or shed-roofed dormer; exposed rafters; decorative knee braces; full- or partial-width front porch; square porch supports, usually resting on piers or solid balustrades; Craftsman doors and windows

**Range of Catalog Appearances:** 1913-1939 (Sears); 1910-1939 (Aladdin)

**Burlington Example(s):** 140 Ledge Road,<sup>ii</sup> 147 North Prospect Street, 428 South Winooski Avenue

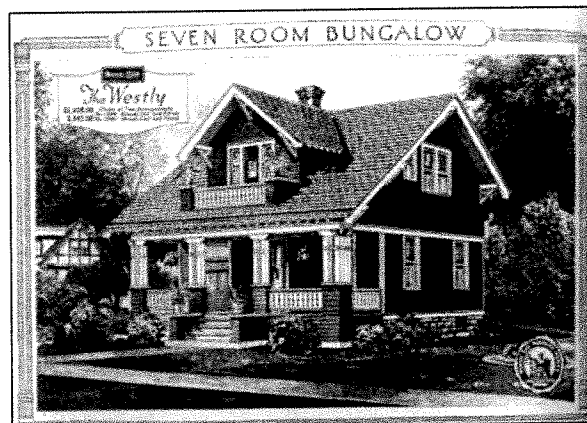
Though Craftsman bungalows were staples of catalogs until the late 1930s, their prevalence in catalogs of the 1910s and 1920s likely played a significant role in their rapid rise in popularity during this era. Catalog companies offered a staggering array of Craftsman bungalows in the 1910s and 1920s; Aladdin, for instance, offered 31 side-gabled, 17 gable-front or intersecting-gabled, and 15 hipped-roof bungalows between 1910 and 1930.

Craftsman bungalows offered in the 1910s were often quite ornate in form and detail, reflecting the influence of Greene and Greene in the diversity of materials utilized and use of Japanese-inspired details such as widely overhanging, low-pitched roofs with exposed rafters. By the mid-1920s, however, Craftsman bungalows offered by catalog companies utilized several basic forms (side-gabled roof with dormer, hipped-roof with dormer, gable-end or "California" bungalow), though they still utilized stickwork, knee braces, and other characteristic Craftsman details.

Constructed circa 1927 for Scott and Maude Terrill, 147 North Prospect Street remains as an excellent example of the "Westly," a model offered by Sears in 1913, 1916, 1917, 1918, 1921, 1922, 1925, 1926, 1928, and 1929.



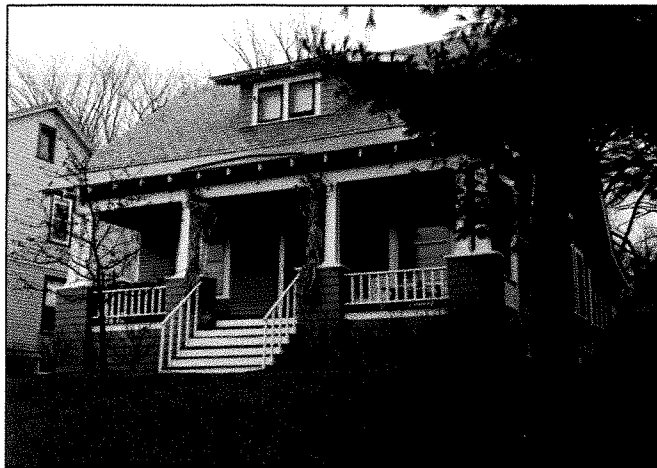
147 North Prospect Street



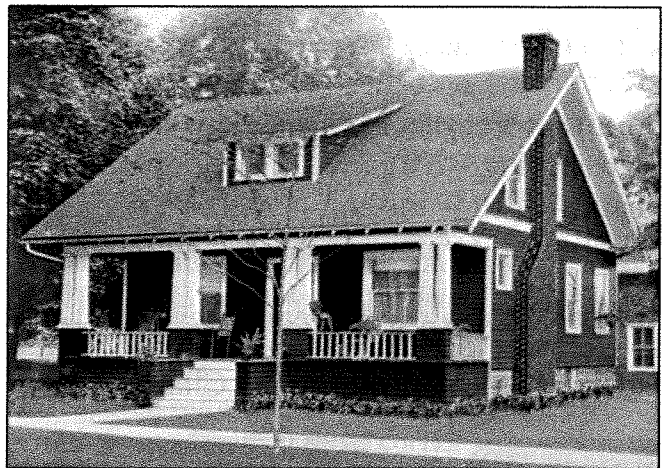
Sears, "Westly"

The house has retained almost all of the distinctive features of the popular Sears model, including the shingle-clad second floor separated from the first floor by a stringcourse (though the first floor is now sheathed in vinyl siding rather than the original clapboard), the balconied dormer, the exposed rafters, the beveled glass front door, and the full-width porch supported by groupings of square porch supports on piers.





428 South Winooski Avenue



Aladdin, "Detroit"

Constructed circa 1922 for Martin and Linnie Sawyer, 428 Winooski Avenue is an excellent and largely intact example of the "Detroit," a model offered by Aladdin in 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1922, and 1923. The house retains nearly all of the features of the long-running model, including the pairings of distinctive square columns supporting the integral front porch, the exposed rafters on the front eave and shed-roofed dormer, and even the stringcourse between first and second floors; the fenestration and chimney are also identical to that of the model. Though the clapboard and cedar shingle siding of the model also remains intact, many vinyl replacement windows are present, and a one-story, shed-roofed addition now adjoins the rear.<sup>iii</sup>



140 Ledge Road



Sears, "Hollywood"

Constructed circa 1918 for Charles H. Shipman, 140 Ledge Road bears striking similarities to the "Hollywood," a model offered by Sears in 1916, 1917, 1918, 1921, and 1922. In particular, the squat, brick and stucco piers; the large windows topped by transoms with multiple small lights; and the overall low profile of the house are reminiscent of the popular Sears model and indicative of the Craftsman bungalow style in general. The house also displays the stucco siding, gabled front dormer, and Craftsman front door of the "Hollywood;" however, the distinctive exposed rafters are absent, the opening of the front porch is pointed rather than rounded, and small one-story additions now abut the north and west elevations.<sup>iv</sup>

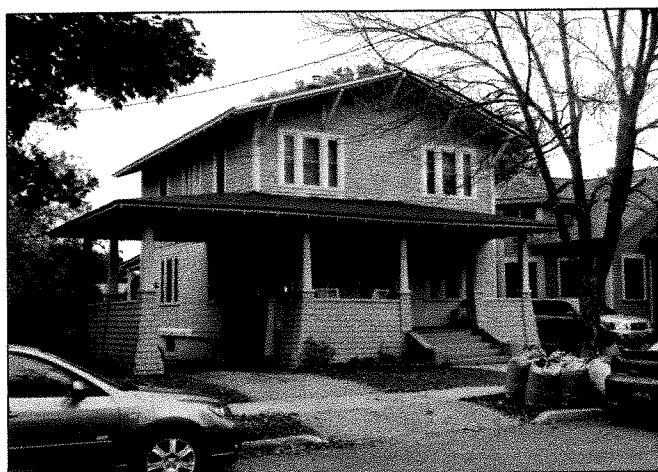


# Craftsman

**Common Features:** Two-story height; low-pitched gabled or hipped roof with widely overhanging eaves; multiple roof planes; exposed rafters; decorative knee braces; full- or partial-width front porch; square porch supports, usually resting on piers or solid balustrades; Craftsman doors and windows

**Range of Catalog Appearances:** 1911-1928 (Sears); 1912-1938 (Aladdin)

**Burlington Example(s):** 83 Charlotte Street,<sup>v</sup> 123 Charlotte Street,<sup>vi</sup> 255 Flynn Avenue



83 Charlotte Street

Though smaller Craftsman bungalows were prevalent throughout the catalogs of the 1910s and 1920s, larger Craftsman houses of varying forms were also quite common in the 1910s and early 1920s. In 1916, for instance, 15% of the 495 models offered by the six major ready-cut companies were Craftsman houses.

Constructed circa 1929 and 1926, the houses at 83 Charlotte Street and 255 Flynn Avenue closely resemble the "Shadow Lawn," a model offered by Aladdin in 1917, 1918, 1919, and 1922. One of many Craftsman models advertised by Aladdin in the 1910s and early 1920s, the "Shadow Lawn" exhibits the low-pitched, widely overhanging gable roof and decorative knee braces characteristic of the style. The porte-cochere, a distinguishing feature of the Craftsman style (but rare on catalog houses), is also displayed by both Burlington examples, though the porte-cochere of 255 Flynn Avenue appears to have been replaced.

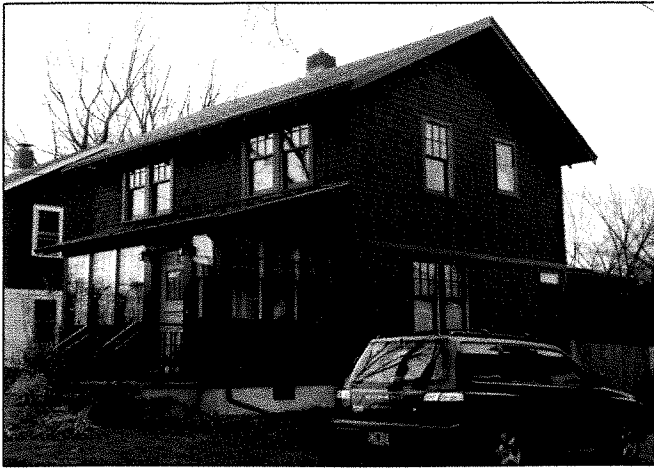


255 Flynn Avenue



Aladdin, "Shadow Lawn"

Both houses have retained the "foliage shingle" siding of the "Shadow Lawn" on the second floor, though the siding displays an unusual pattern on 255 Flynn Avenue. Small rear additions now adjoin both examples.



123 Charlotte Street



Gordon-Van Tine, "No. 559"

Constructed circa 1927 by Alexander and Mattie E. Terrien, 123 Charlotte Street is a largely intact example of "No. 559," a model offered by Gordon-Van Tine as early as 1920. The house has retained nearly all of the features of the model, including the fenestration of Craftsman windows on the front and side elevations, the clapboard first floor and shingle-clad second floor, the exposed rafters, the stringcourse between stories, and the corner pilasters. The partial-width, shed-roofed front porch of the model is also present, though it is now enclosed, and the small gable over the entrance is absent. The house has also been altered with the construction of a one-story, hipped-roof addition at the rear.

## Dutch Colonial Revival: *Gable-Front*

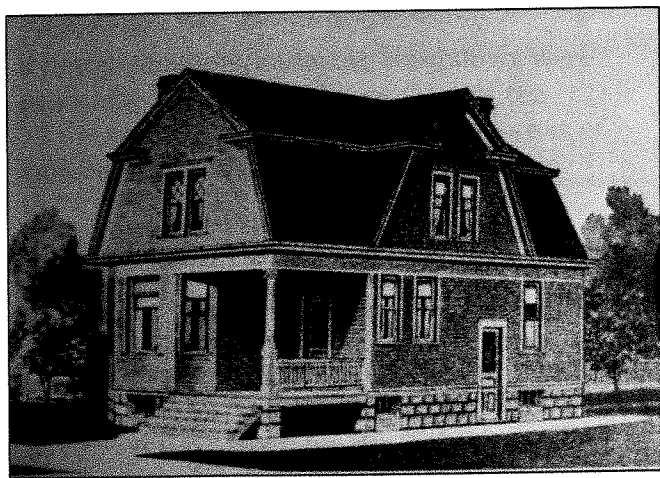
**Common Features:** Gable-front gambrel roof; full or partial-width porch, often supported by classical columns; cross-gambrels or dormers on side elevations

**Range of Catalog Appearances:** 1908-1922 (Sears); 1910-1920 (Aladdin)

**Burlington Example(s):** 43 Catherine Street,<sup>vii</sup> 66 Catherine Street,<sup>viii</sup> 69 Catherine Street, 273 Shelburne Street



43 Catherine Street

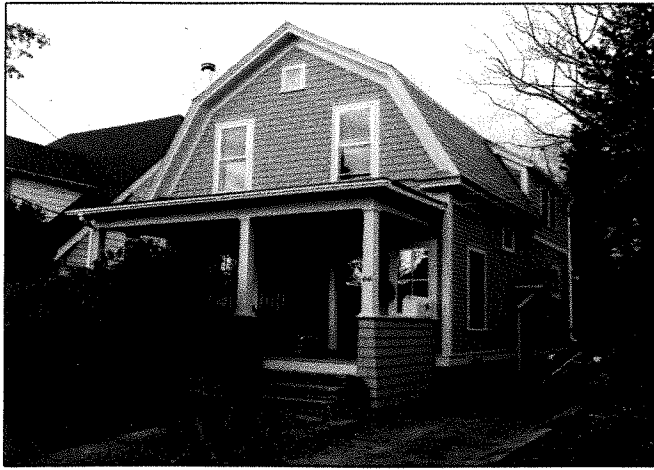


Sears, "No. 122"

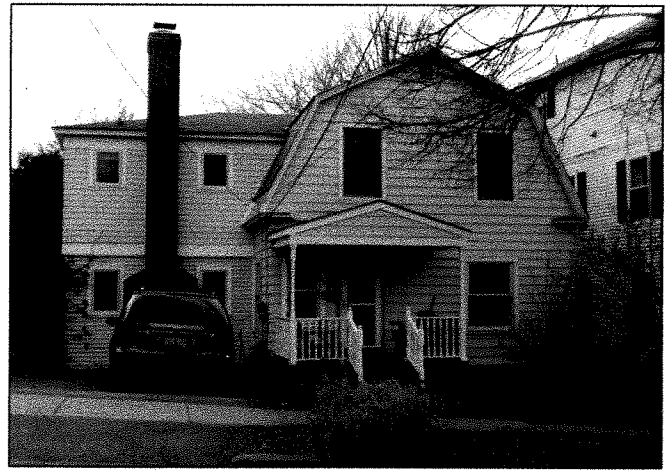
As revival styles increasingly dominated residential architecture in the first decades of the twentieth century, catalog house companies responded to the demand for period styles, offering a multitude of English, Dutch, and Spanish Colonial Revival models as well as numerous Tudor Revival models.

The Dutch Colonial Revival style is among the most popular of the period styles advertised by catalog house companies in the first three decades of the twentieth century, and in Burlington, among the most popular styles exhibited by identified catalog houses. Examples of three distinct subtypes of the style: the gable-front, the side-gable, and the "Historic Dutch" have been identified in Burlington.

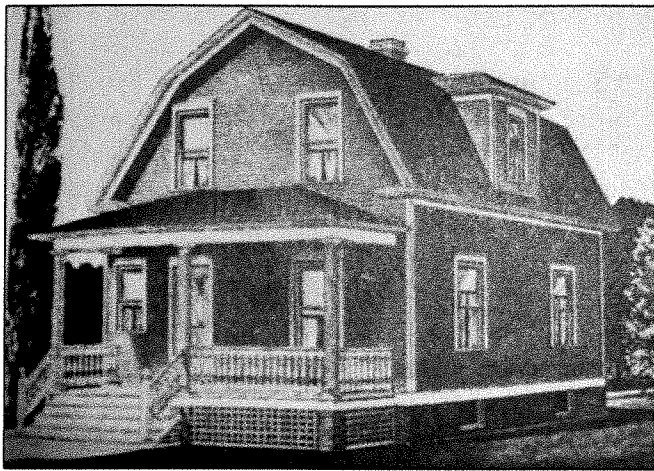
Constructed circa 1912 for Edward and Annette Walker, 43 Catherine Street is an example of "No. 122," an early front-gable model offered by Sears in 1911, 1912, and 1913. Sears offered several gable-front Dutch Colonial houses of this type, featuring minimal classical detail, in its earliest catalogs; Aladdin also offered several models throughout the 1910s. The house has retained many of the distinctive features of the model, including the gambrel roof with distinctive cornice detailing, bay windows on front and side elevations, and partial-width front porch sheltered by the gambrel roof (though now enclosed). Instead of the cross-gambrels featured in the model, however, this house features hip-roofed dormers on the side elevations. Though the clapboard siding of the model has remained on the second floor, the first floor is now sheathed in vinyl siding.



66 Catherine Street



69 Catherine Street



Sears, "The Lucerne"

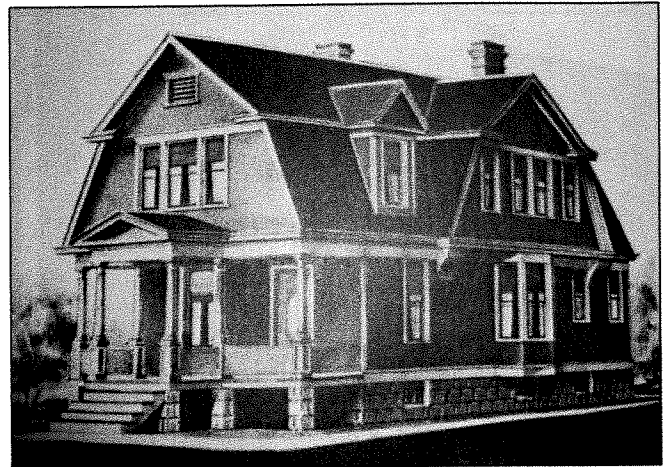
Constructed circa 1915, 69 Catherine Street is also an example of the "Lucerne," though it has been altered greatly since construction. Some basic features of the model have been retained, including the front-gable gambrel roof elaborated with cornice returns, the fenestration on the primary elevation, the hipped-roof dormer on the side elevation, and the chimney located on the east slope

of the gambrel roof. However, the full-width, hipped-roof front porch of the model has been replaced by a partial-width, gabled front porch; a conspicuously large, two-story, hipped-roof addition now abuts the east elevation; and the house is sided in much wider clapboards than the model.

Constructed circa 1923 for Karl and Vera Stowe, 66 Catherine Street is a largely intact example of the "Lucerne," a model offered by Sears in 1908, 1911, 1912, 1913, 1916, 1917, and 1918. The house has retained many of the features of the model, including the front-gable gambrel roof elaborated with cornice returns; the unusual first floor fenestration on the primary elevation; the full-width, hipped-roof front porch; the hipped-roof dormer on the side elevation; the corner pilasters; and the plain frieze on the eave ends. The plan of the model is reversed here, and the house differs somewhat from the model in its use of square columns, plain frieze across the gable end, small attic window on the primary elevation, and shingle siding on the second floor (though the first floor retains the narrow clapboard siding of the model). The house has also been altered somewhat by the construction of a two-story, gabled addition at the rear



273 Shelburne Street



Sears, "No. 123"

Constructed circa 1924 by Curtiss and Minnie Smith, 273 Shelburne Street closely resembles "No. 123," a model offered by Sears in 1908, 1911, 1912, and 1913. Since it was constructed over a decade after "No. 123" was discontinued by Sears, it appears likely that the blueprints may have been purchased by a builder and utilized at a later date. Nonetheless, 273 Shelburne Street is a faithful replica of the model, exhibiting its front- and cross-gabled gambrels elaborated with cornice returns, full-width front porch and small portico supported by simple Doric columns, and bay windows on side elevations. Only the spacing of the triple windows on the front gambrel, the use of hipped-roof rather than gabled dormers on side elevations, the lack of a stringcourse on the gables deviate from the model. The house has also been altered with the addition of vinyl siding and the construction of a small two-story addition on the rear.<sup>ix</sup>



273 Shelburne Street in 1932

Source: Louis L. McAllister Photographs, Special Collections, University of Vermont Library



## Dutch Colonial Revival: *Side-Gabled*

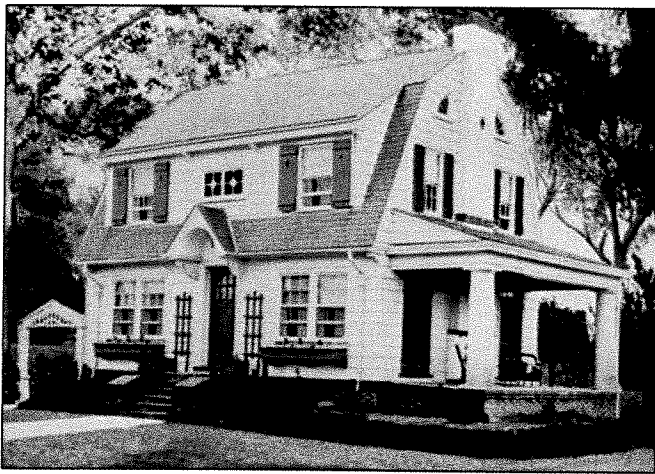
**Common Features (Side-gable):** Side-gabled gambrel roof; full-length, shed-roofed dormers on front and rear elevations; center-hall plan; front entry porch supported by classical columns; arched pediment supported by brackets sheltering front entrance; side porch with shed, flat, or hipped roof

**Range of Catalog Appearances:** 1911-1939 (Sears); 1912-1948 (Aladdin)

**Burlington Example(s):** 26 Robinson Parkway,<sup>x</sup> 62 Harrington Terrace<sup>xi</sup>



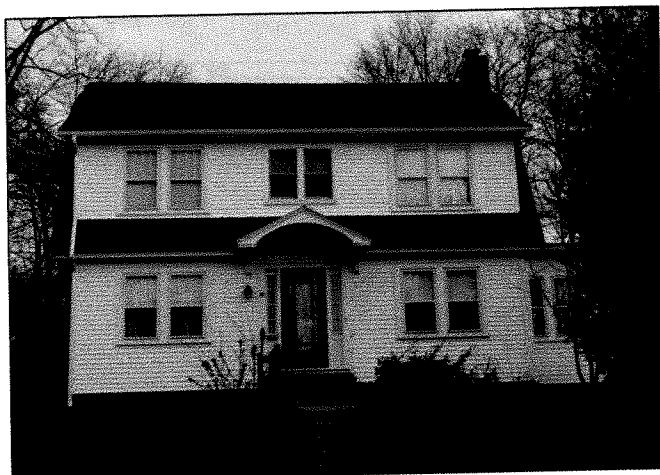
26 Robinson Parkway



Standard Homes Company, "Richmond"

Side-gabled Dutch Colonial Revival houses are staples of Burlington's early twentieth-century neighborhoods, and several can be identified as catalog houses. Side-gabled Dutch Colonial Revival houses were offered by catalog companies as early as the 1910s, but they were most prevalent in catalogs of the 1920s and early 1930s. Though houses of this type frequently utilized the Georgian Revival center hall plan, the roof type and massing were influenced by Dutch Colonial architecture of the sixteenth and seventeenth centuries, as well as late nineteenth-century Colonial Revival and Shingle houses.

Constructed circa 1932 by Carl and Helen Robinson, 26 Robinson Parkway is an excellent and practically unaltered example of the "Richmond," a model offered by Standard Homes Company as early as 1926. The house has remained remarkably intact, retaining nearly all of the features of the model, including the front and rear shed-roofed dormers, the arched pediment supported by curved brackets, the fenestration of the front and side elevations (including the set of small second floor windows at the center of the front dormer), the shed-roofed side porch supported by Doric columns, the wide clapboard siding, and even the shutters elaborated with diamond-shaped cutouts.



62 Harrington Terrace



Standard Homes Company, "Hamilton"

Constructed circa 1930 for Catherine M. Pratt, 62 Harrington Terrace closely resembles the "Hamilton," a model offered by Standard Homes Company as early as 1926. The house has retained many features of the model, including the front and rear shed-roofed dormers, the fenestration of the front and side elevations, the front door flanked by sidelights, and the arched pediment supported by curved brackets. Unlike the model, however, the house lacks a chimney on the left elevation, and the flat-roofed porch on the right elevation is enclosed. The house has also been altered with the installation of vinyl siding and the addition of a shed-roofed porch on the rear.

# Dutch Colonial Revival: *Historic Dutch*

**Common Features:** Gable-front orientation; projecting entrance with high-pitched gable roof; ornate front door surround, often featuring broken pediment; shed-roofed dormers on side elevations; shingle siding; chimney prominently featured along front gable wall

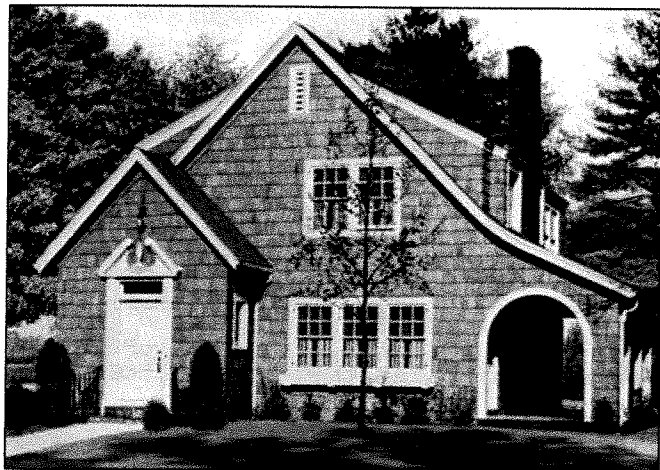
**Range of Catalog Appearances:** 1926-1933 (Sears); not produced by Aladdin

**Burlington Example(s):** 21 Robinson Parkway,<sup>xii</sup> 114 Caroline Street, 125 Staniford Road

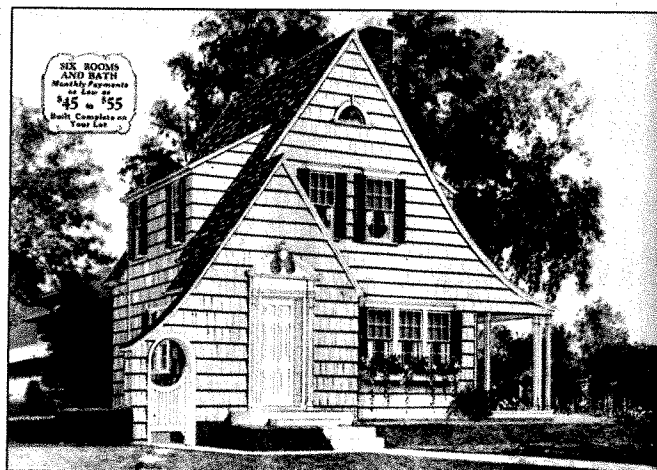


114 Caroline Street

The “Braddock” (Gordon-Van Tine), “Cedars” (Sears), “Beaumont” (Standard Homes Company), and similar models reflect the influence of historic Dutch Colonial architecture in New York, specifically the “Albany Brick” cottages constructed along the Hudson River in the seventeenth century. Various houses of this type were offered by almost all of the major catalog house companies in a brief period during the late 1920s and early 1930s, and several good examples remain in Burlington.



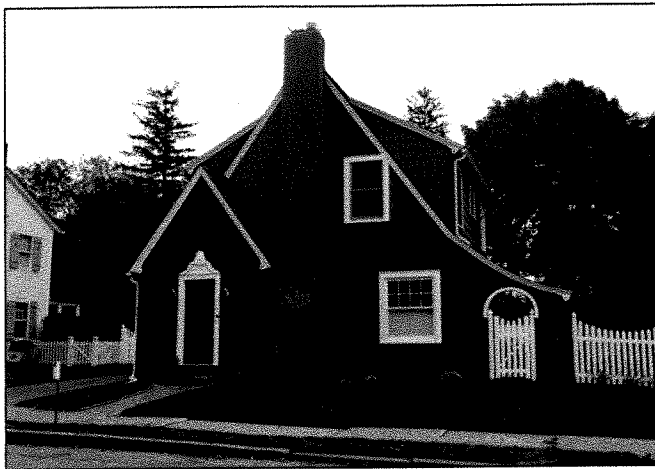
Standard Homes, “Beaumont”



Sears, “Cedars”

Constructed circa 1932 by John and Abbie Forville, 114 Caroline Street closely resembles the “Beaumont,” a model offered by Standard Homes as early as 1926. The distinctive form and detailing of the “Beaumont” were also incorporated in the “Cedars,” a model offered by Sears in 1928, 1929, and 1931. 114 Caroline Street features the cedar shingle siding, projecting front entrance with gabled roof, front door topped with a broken pediment, and shed-roofed side dormers exhibited by both models. Furthermore, the floor plan, fenestrations, and chimney placement are also remarkably similar to those of the “Beaumont.” Differing from both models, however, are the enclosed side porch and the small one-story addition adjoining the rear.





21 Robinson Parkway

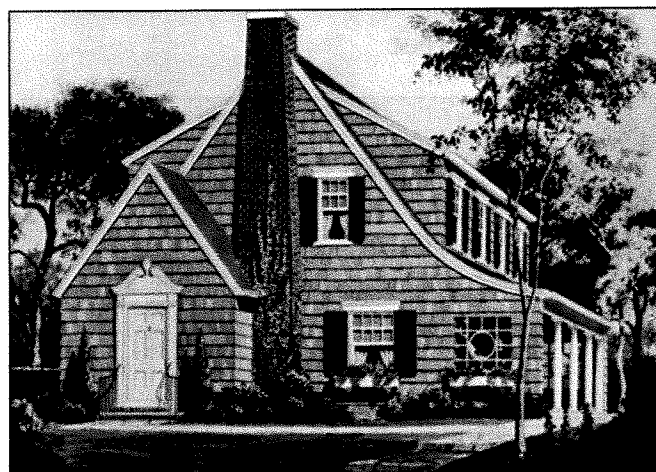


Gordon-Van Tine, "Braddock"

Constructed circa 1929 by Carl and Helen Robinson, 21 Robinson Parkway is an excellent and intact example of the "Braddock," a model offered by Gordon-Van Tine as early as 1929. The form and detailing of the "Braddock" were very similar to another Gordon-Van Tine model, the "Hudson," as well as the Home Builders Catalog's "Camanche" of 1927; the three models differed only in their use of the extended gable wall. 21 Robinson Parkway has retained nearly all the distinctive features of the "Braddock," including the projecting front entrance topped by a steep gabled roof; the ornate classical front door surround; the prominent tapered chimney; the shed-roofed dormers on side elevations; and the arched garden entrance within the extended front façade wall. The cedar shingle siding of the model appears to have remained intact as well, though a small garage has been added to the southeast corner of the house.<sup>xiii</sup>



125 Staniford Road

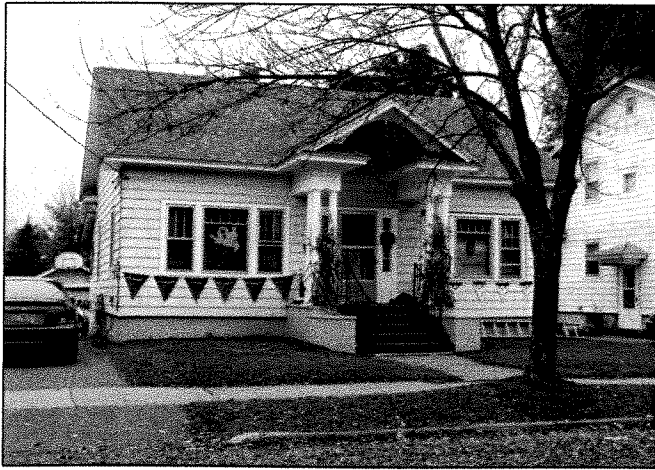


Gordon-Van Tine, "Hudson"

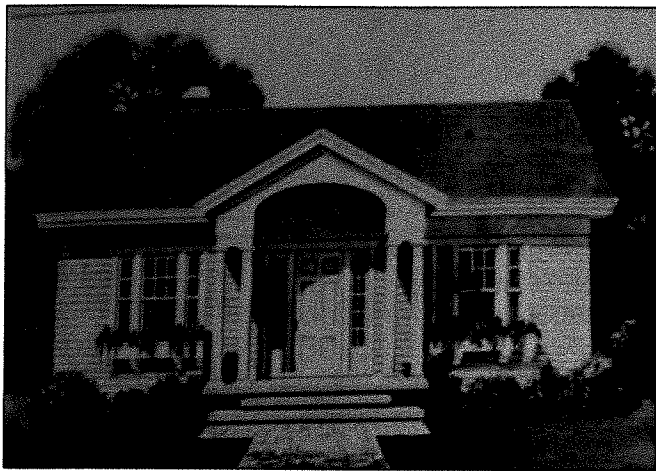
Constructed circa 1929 by Urban and Amelia Woodbury, 125 Staniford Road is an altered example of the "Hudson," a model offered by Gordon Van-Tine as early as 1929. Many basic features of the model remain, including the projecting front entrance, shed-roofed dormers on side elevations, prominent front chimney, and even the formerly screened side porch (screening in the side porch was an option for purchasers of the "Hudson"). However, the ornate surround of the model has been replaced, nearly all of the windows are replacements, and a conspicuous one-story, shed-roofed addition now abuts the east elevation of the house. Furthermore, the gray-stained cedar shingles of the model have been replaced by vinyl siding, and a pinnacle has recently been placed at the summit of the projecting entrance.<sup>xiv</sup>

## 30

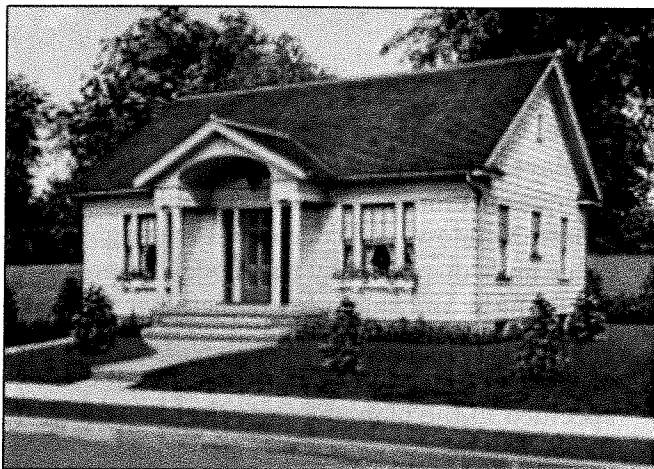




101 Charlotte Street



Gordon-Van Tine, "Chatham"



Bennett Homes, "Sanford"

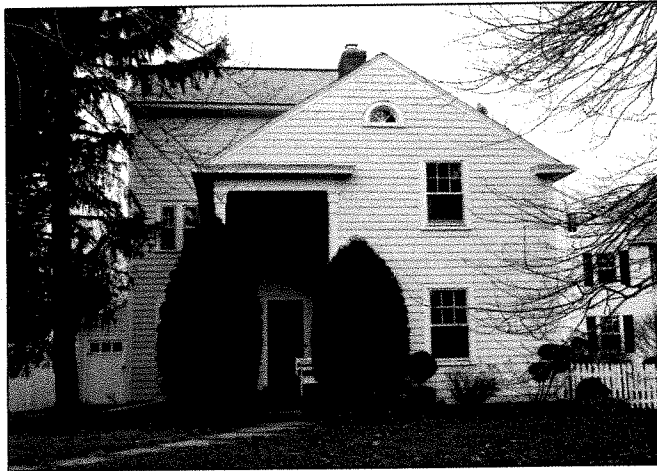
Constructed circa 1930 and 1932, 101 Charlotte Street and 531 St. Paul Street are largely intact examples of the "Crescent," a model offered by Sears in 1921, 1922, 1925, 1926, 1928, 1929, 1932, and 1933. An enormously popular model, the "Crescent" closely resembles the "Chatham," a Gordon-Van Tine model offered in 1931, and "Sanford," a Bennett Homes model offered in the 1930s. Both Burlington examples of the "Crescent" have retained distinctive features such as the portico with groupings of simple Doric columns, entablature, and arched pediment; front door flanked by sidelights; and large triple windows. Of the two examples, 531 St. Paul Street has remained more intact, retaining the narrow clapboard siding, the plain frieze board, and much of the interior woodwork of the model, while 101 Charlotte Street is now sheathed in aluminum siding. A small vestibule now abuts the north elevation of 531 North Street, and a small one-story, hipped-roof addition has been added to the rear of 101 Charlotte Street.

## English Colonial Revival: *Southern Colonial*

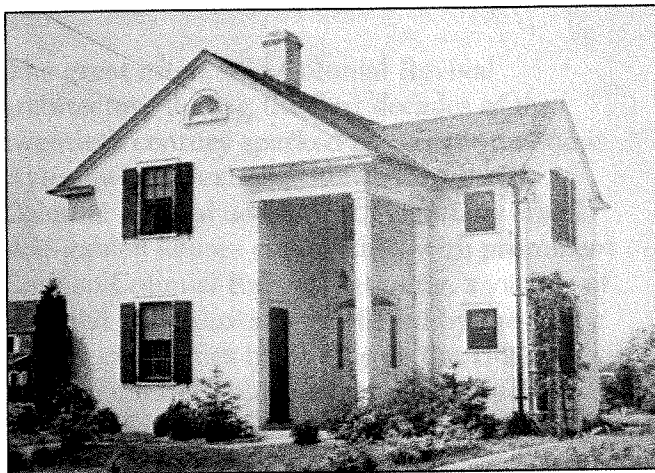
**Common Features:** Monumental portico; second-floor gallery; Jeffersonian and/or English Colonial Revival detailing

**Range of Catalog Appearances:** 1926-1937 (Sears); 1909-1952 (Aladdin)

**Burlington Example(s):** 50 Robinson Parkway<sup>xviii</sup>



50 Robinson Parkway



The Architects' Small House Service Bureau, "6-F-9"

Though somewhat rare, several of the major catalog house companies offered distinctive models borrowing features from Southern architecture of the colonial and early antebellum periods. Marketed as "true example[s]" of southern colonial architecture," models of this type included Aladdin's "Virginia" of 1909, an early model featuring a monumental Doric portico; Aladdin's "Magnolia" of 1950, featuring a second-floor gallery vaguely reminiscent of New Orleans townhouses; and Sears's "Jefferson" of 1932, featuring a full-width monumental portico topped by a balustrade similar to that adorning Monticello.

Constructed circa 1933 by Carl and Helen Robinson, 50 Robinson Parkway closely resembles Design 6-F-9, a model offered by the Architects' Small House Service Bureau as early as 1929. Though the *Burlington Free Press* reported that a New York architect drew up plans for the house, it is nearly identical to the 6-F-9, a model advertised as "an old southern home for model living." 50 Robinson Parkway displays the monumental portico supported by square columns, the L-shaped plan, the lunette window, and cornice returns on gable ends displayed by the model; however, the fanlight and sidelights depicted at the front entrance are not present, and the house is sided in clapboard rather than the stucco specified in the plan. Despite these inconsistencies, the house is an excellent example of the influence of the Architects' Small House Service Bureau and other entities marketing house plans on architects in the early decades of the twentieth century.

## Queen Anne: *Free Classic*

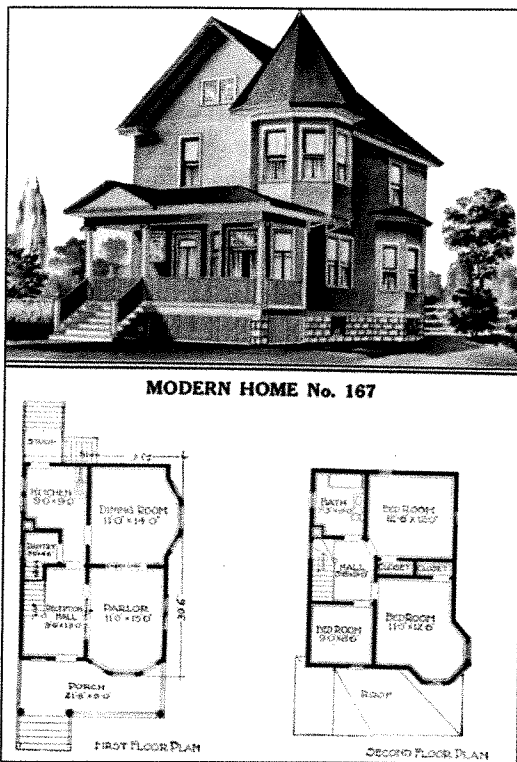
**Common Features:** Irregular exterior shape; high-pitched, multi-gabled roof; polygonal or round tower; classical columns utilized for porch supports; bay windows

**Range of Catalog Appearances:** 1908–1922 (Sears); 1915–1920 (Aladdin)

**Burlington Example(s):** 376 South Winooski Avenue<sup>xix</sup>



376 South Winooski Avenue



Sears, “Maytown”

Long after the height of popularity of the Queen Anne style, catalog companies continued to offer Queen Anne models well into the 1910s. Houses displaying characteristics of the “Spindlework” and Free Classic subtypes were advertised, though “Spindlework” models in particular were frequently less ornate and meticulously detailed than their nineteenth-century predecessors.

Constructed circa 1914 by John A. Gibson, 376 South Winooski Avenue is a largely intact example of the “Maytown,” a Free Classic model offered by Sears in 1911, 1912, 1913, 1916, 1917, 1918, 1921, and 1922. The house has retained many distinctive features of the model, including the polygonal turret cantilevered off the corner of the front and side elevations; the gable-front roof elaborated with cornice returns; the full-width, hipped-roof front porch supported by simple Doric columns; and the bay windows on the primary and side elevations. The house lacks the small gabled projection over the porch entrance and the small window to the left of the front entrance of the model; the third floor windows on the primary elevation, the steep pitch of the turret roof, and the use of shingle siding on the second floor also differ from the model.



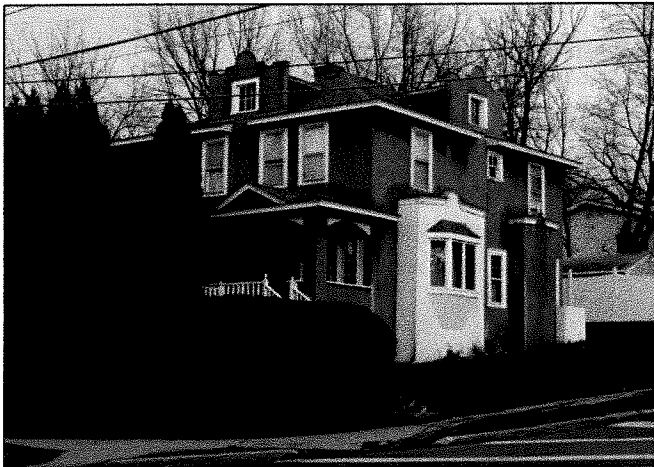
# Spanish Colonial Revival: *Mission Revival*

---

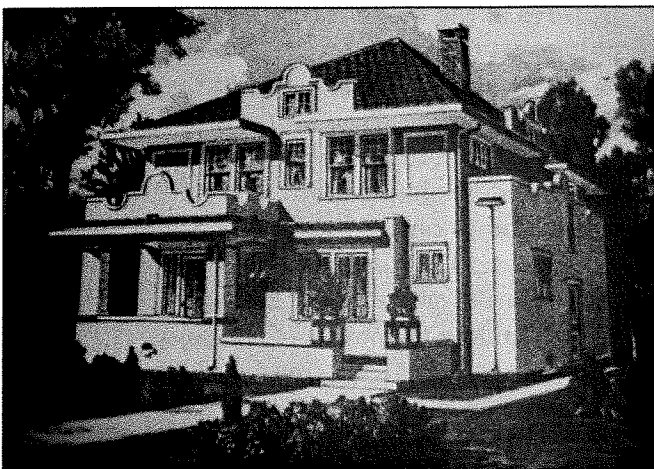
**Common Features:** Mission-shaped dormer or roof parapet; widely overhanging eaves; full- or partial-width porch supported by large, square piers; arched porch openings; stucco wall surface

**Range of Catalog Appearances:** 1911-1929 (Sears); not produced by Aladdin

**Burlington Example(s):** 442 South Winooski Avenue<sup>xx</sup>



442 South Winooski Avenue



Sears, "Alhambra"

Though much rarer than models based on English or Dutch Colonial prototypes, several of the major catalog house companies offered Spanish Colonial Revival houses, particularly in the 1910s and 1920s. Sears, for example, offered six Spanish Colonial Revival models over its 32-year span of production, including two "Spanish Eclectic" and four Mission Revival models. Montgomery Ward and Gordon-Van Tine each offered two Spanish Colonial Revival models, but Aladdin produced none.

Constructed circa 1924 for Gus Scutakes, 442 South Winooski Avenue is a simplified adaptation of the "Alhambra," a model offered by Sears in 1918, 1919, 1921, 1924, 1925, 1926, 1928, and 1929. An extremely rare manifestation of the Spanish Colonial Revival style in Burlington, 442 South Winooski is a symmetrical Mission Revival house, complete with the hipped roof characteristic of this subtype (though it is clad in Vermont-appropriate slate rather than historically accurate red tile). Likely constructed by a local builder influenced by the "Alhambra," the house exhibits the distinctive parapeted dormers of the model, as well as its widely overhanging eaves, square porch supports, arched porch openings, and stucco siding. Rather than the partial-width front porch ornamented with a curvilinear parapet displayed by the model, however, 442 South Winooski exhibits a full-width porch topped by a hipped roof. Furthermore, the distinctive rectangular vestibule (topped by curvilinear parapet) on the right elevation of the model has been reduced to a smaller, simpler bay window on this house.

# Tudor Revival: *Elizabethan*

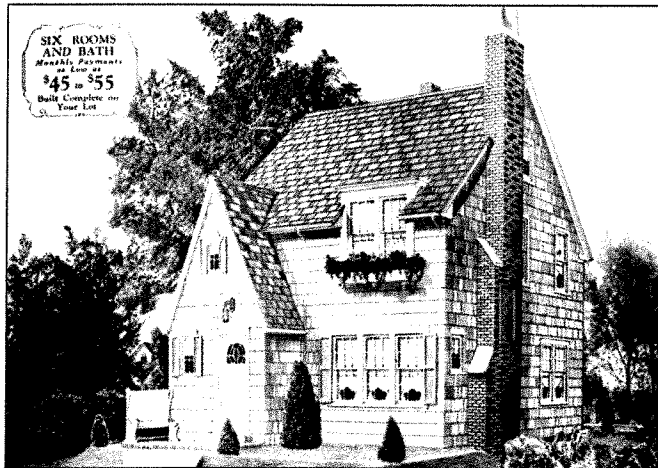
**Common Features:** Two-story height; cross-gabled plan; high-pitched gabled or jerkinhead roof; mixture of exterior surface materials (brick, stone, stucco, clapboard); false half-timbering; projecting front entrance with high-pitched gabled roof, arched entryways; prominently featured chimney; through-the-cornice window dormers

**Range of Catalog Appearances:** 1921-1937 (Sears); 1928-1949 (Aladdin)

**Burlington Example(s):** 21 Marian Street,<sup>xxi</sup> 206 Summit Street,<sup>xxii</sup> 214 Summit Street,<sup>xxiii</sup> 502 North Street<sup>xxiv</sup>



21 Marian Street



Sears, "Barrington"

Houses of the Tudor Revival style, loosely derived from late medieval English prototypes, gained great popularity in suburban neighborhoods during the 1920s. Catalog companies introduced Tudor Revival houses in the early 1920s, and throughout the 1920s, 1930s, and 1940s, offered models ranging from small cottages with vague references to medieval antecedents to larger and more ornate models with extensive Tudor detailing.

Constructed circa 1933 by Paul D. Kelly, 21 Marian Street is an excellent example of the "Barrington," a model of the Elizabethan subtype offered by Sears in 1926, 1928, and 1929. Catalog companies offered numerous Elizabethan models that generally featured characteristic Tudor detailing on basic house forms, though some models displayed a certain degree of inventiveness in their adaptation of medieval elements. The "Barrington" represents a slightly more subdued take on the Elizabethan style, and this example has retained nearly all the model's features, including the projecting entrance with high-pitched gabled roof and two narrow windows, the shingle siding, the hipped-roof through-the-cornice dormer on the front elevation, the large exterior chimney on the side elevation, the fenestration of the front and side elevations, and even the small breakfast nook on the rear.





502 North Street

Constructed circa 1935 by Buel R. Baldwin, 502 North Street closely resembles the "Dawn," a model offered by the Home Builders Catalog Company as early as 1928, and the "Belmont," a model offered by Sears in 1932 and 1933. Because of the fine detailing of the house, particularly the quoins embellishing doorways and windows, it appears likely that a local builder borrowed one of these plans and modified it to suit his client's needs. Nonetheless, the basic form and proportions of the house are nearly identical to that of the "Belmont" and the "Dawn," and much of the other detailing is similar to that of the "Dawn" in particular. The brick veneer; projecting entrance with flaring, high-pitched roof; segmental arched front door flanked by small windows; and shed-roofed dormer with triple windows are distinctive features reminiscent of both models, while the bank of 4/4 windows on the first floor is similar to that of the "Dawn."



**The BELMONT Six Rooms and Bath**  
No. 2445—Already Cut and Fitted  
Monthly Payments as Low as \$40 to \$75

The first floor of the BELMONT home contains vestibule, lavatory, reception hall, living room, dining room, breakfast alcove, kitchen and under the main stairs a garage and cellar entrance combined, also refrigerator platform. All rooms have plenty of windows. The kitchen has four work seats and the breakfast room has built-in table, benches and china closet.

A SEMI-OPEN stairway leads to an outside hall comprising bathroom and three bedrooms. The two large bedrooms are 13 feet 4 inch by 11 feet 11 inches and 13 feet 4 inch by 10 feet 11 inches. Four good size closets give plenty of storage space.

Full and informative Blank for complete delivered price and architectural drawings.

THE BELMONT can be built on a go-foot lot.



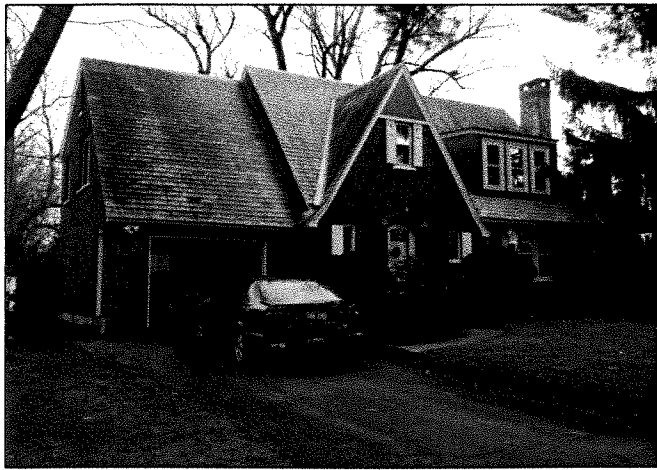

FIRST FLOOR PLAN

SECOND FLOOR PLAN

HOME CONSTRUCTION DIVISION

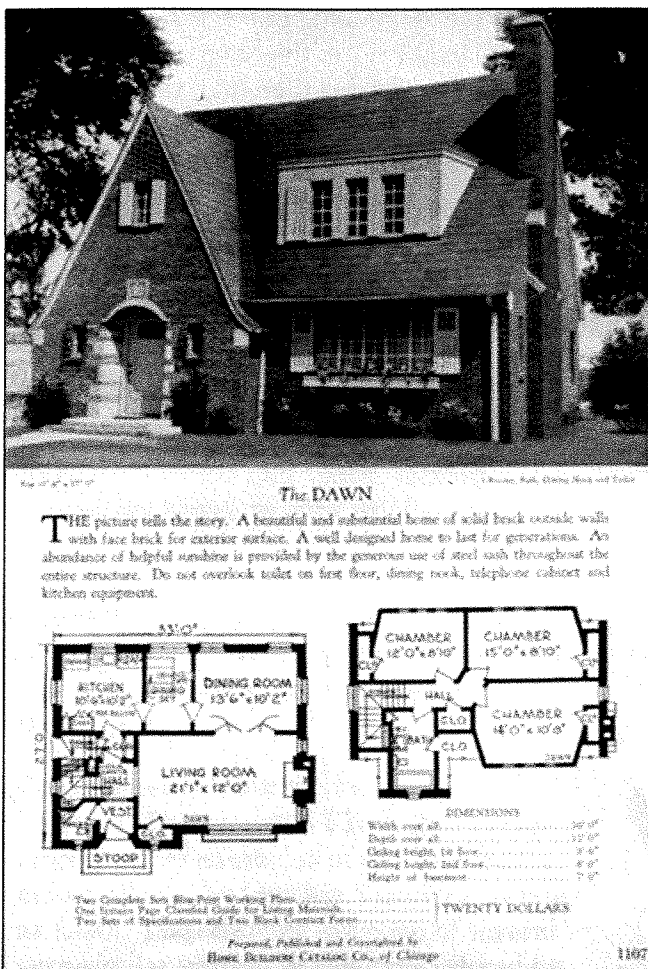
Page 11

Sears, "Belmont"



214 Summit Street

Constructed circa 1928 by Charles W. and Grace A. Sproul, 214 Summit Street also closely resembles the "Dawn" (Home Builders Catalog Company) and the "Belmont" (Sears). Though slightly less embellished than 502 North Avenue, this house also exhibits the same basic form and much of the same detailing of the "Dawn" in particular. The house has retained the brick veneer; projecting entrance with high-pitched, flaring roof; stuccoed, shed-roofed front dormer with triple windows (though the 4/4 windows here differ from those of the model); and exterior chimney on the right elevation of the "Dawn;" the segmental arched front door and flanking small windows are nearly identical to those of the model. The house has been altered significantly, however, by the construction of a sizeable garage abutting the north elevation.



Home Builders Catalog Company, "Dawn"

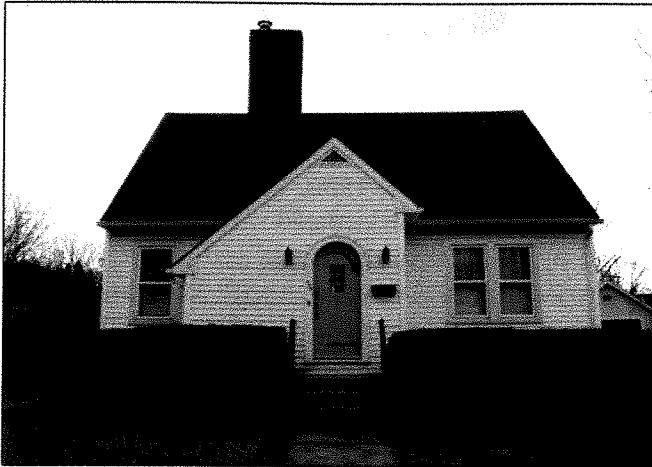


# Tudor Revival: *Tudor Cottage*

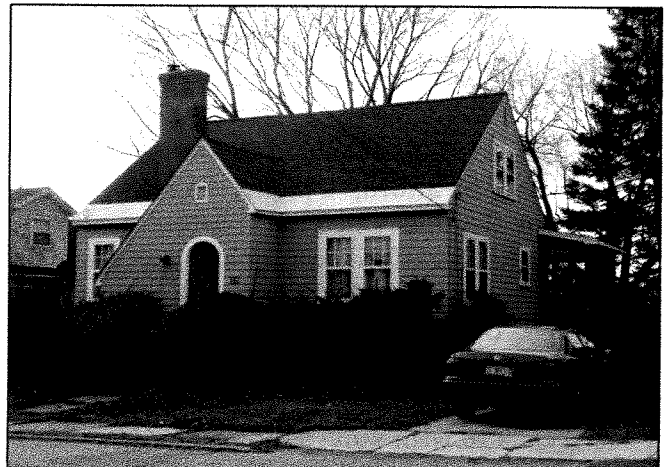
**Common Features:** One- to one-and-a-half story height; side-gabled or jerkinhead roof; projecting front entrance with high-pitched or long, sloping gabled roof; arched entryways; chimney prominently featured on primary façade

**Range of Catalog Appearances:** 1928-1939 (Sears); 1928-1953 (Aladdin)

**Burlington Example(s):** 15 Perrotta Place,<sup>xxv</sup> 91 Charlotte Street, 190 Home Avenue, 375 Flynn Avenue



375 Flynn Avenue



15 Perrotta Place

Beginning in the late 1920s, catalog companies began to offer small cottages with modest detailing that loosely referenced medieval English architecture. These Tudor Cottages were the most popular Tudor models offered in the 1930s, and a number of intact examples exist in Burlington.

Constructed circa 1932 and 1941, 15 Perrotta Place and 375 Flynn Avenue are largely intact examples of the “Burton,” a model offered by Gordon Van-Tine as late as 1940. The “Burton” was one of several very similar models of this type offered by various catalog companies; Sears and Aladdin also produced comparable models in the 1930s, though minor variations existed among them. Both Burlington examples of the “Burton” have retained the distinctive projecting front entrance with long, sloping gabled roof; the arched front entryway (though neither house has a recessed entry like the model); and the prominent front chimney of the model.



Gordon-Van Tine, “Burton”

Both houses have been altered somewhat, however; the shingle siding of the “Burton” has been replaced by vinyl siding on 375 Flynn Avenue (though it remains in place on 15 Perrotta Place). Furthermore, one-story, shed-roofed additions have been added to both examples.



91 Charlotte Street

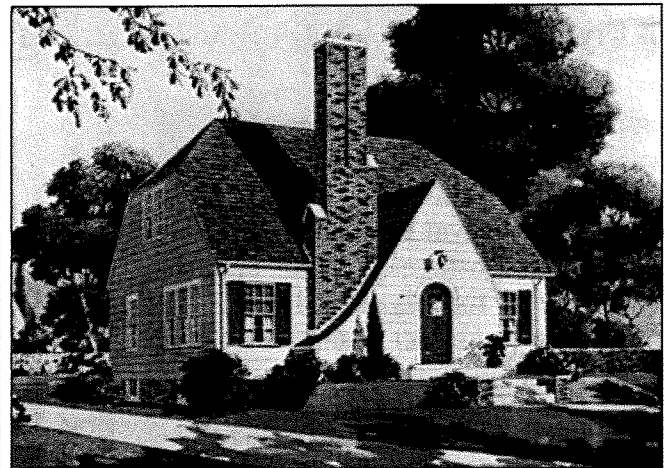


Aladdin, "Stratford"

Constructed circa 1931 for Dion O. and Anna I. Beckwith, 91 Charlotte Street is a largely intact example of the "Stratford," a model offered by Aladdin in 1929, 1931, 1935, 1936, 1937, 1939, and 1940. Similar to the Gordon-Van Tine "Burton" model above, but topped by a jerkinhead rather than side-gabled roof, the "Stratford" was one of many models offered by Aladdin in the 1920s and early 1930s featuring a roof of this type. The house has retained the projecting gable entrance with long, sloping roof; the arched front entryway; the prominent, tapering chimney; and of course, the characteristic jerkinhead roof of the model. The plan of the "Stratford" had been reversed here, and the house differs from the model in its use of a recessed front entrance. Furthermore, the shingle siding of the model has been replaced with vinyl siding.<sup>xxvi</sup>



190 Home Avenue



Sears, "Dover"

Constructed circa 1931, 190 Home Avenue is an excellent and intact example of the "Dover," a model offered by Sears in 1928, 1929, 1932, 1933, 1934, 1935, 1937, and 1939. Differing from 91 Charlotte Street and the "Stratford" only in the fenestration of the side elevations and the style of the chimney, the house has retained the projecting gable entrance with long, sloping roof; the arched front entryway; and the prominent front chimney of the "Dover." The (optional) shingle siding and the fenestration of the primary and side elevations have also remained. The house has been altered slightly with the addition of a small one-story, shed-roofed addition on the rear, however.<sup>xxvii</sup>

- 
- i City of Burlington, *Warranty Deeds*, Vol. 87, 336.
- ii Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1994), 454; City of Burlington, *Warranty Deeds*, Vol. 87, p. 458; Interview with owner.
- iii City of Burlington, *Warranty Deeds*, Vol. 76, p. 305; Interview with owner.
- iv City of Burlington, *Warranty Deeds*, Vol. 69, p. 220.
- v Schweitzer and Davis, 151.
- vi City of Burlington, *Warranty Deeds*, Vol. 90, p. 116.
- vii City of Burlington, *Warranty Deeds*, Vol. 62, p. 393.
- viii City of Burlington, *Warranty Deeds*, Vol. 72, p. 486.
- ix City of Burlington, *Warranty Deeds*, Vol. 85, p. 456.
- x Schweitzer and Davis, 208; Hobby of Burlington Physician is Being Building Contractor," *Burlington Free Press*, July 29, 1933.
- xi City of Burlington, *Warranty Deeds*, Vol. 94, p. 200.
- xii Schweitzer and Davis, 208; Gerald C. Foster, *American Houses: A Field Guide to the Architecture of the Home* (Boston: Houghton Mifflin, 2004), 42; City of Burlington, *Warranty Deeds*, Vol. 97, p. 315.
- xiii City of Burlington, *Warranty Deeds*, Vol. 94, p. 107.
- xiv City of Burlington, *Warranty Deeds*, Vol. 94, p. 119.
- xv Schweitzer and Davis, 131; David J. Blow, *Historic Guide to Burlington Neighborhoods Volume II*, ed. Lilian Baker Carlisle (Burlington, VT: Chittenden County Historical Society, 1997), 72; City of Burlington, *Warranty Deeds*, Vol. 76, p. 245.
- xvi Schweitzer and Davis, 192.
- xvii Interview with owner.
- xviii Hobby of Burlington Physician is Being Building Contractor," *Burlington Free Press*, July 29, 1933; Stevenson and Jandl, 184; Robert T. Jones, ed., *Authentic Small Houses of the Twenties* (New York: Dover Publications, 1987), 226; City of Burlington, *Warranty Deeds*, Vol. 104, p. 93.
- xix City of Burlington, *Warranty Deeds*, Vol. 65, p. 253.
- xx Schweitzer and Davis, 221; City of Burlington, *Warranty Deeds*, Vol. 83, p. 91; Interview with owner.
- xxi Schweitzer and Davis, 176; City of Burlington, *Warranty Deeds*, Vol. 104, p. 99.
- xxii City of Burlington, *Warranty Deeds*, Vol. 94, p. 8.
- xxiii City of Burlington, *Warranty Deeds*, Vol. 112, p. 576.
- xxiv City of Burlington, *Warranty Deeds*, Vol. 108, p. 541.
- xxv Schweitzer and Davis, 182.
- xxvi City of Burlington, *Warranty Deeds*, Vol. 90, p. 238.
- xxvii Interview with owner.



## Potential Catalog Houses

The following Burlington houses resemble various models, but further research is required to positively identify or disqualify these as catalog houses.

- 6 Ledgemere Road: This Tudor Revival house resembles the "Braddock," a model offered by Gordon-Van Tine as early as 1929; the "Hudson," a model offered by Gordon-Van Tine as early as 1929; and the "Camanche," a model offered by the Home Builders Catalog as early as 1927.
- 28 North Williams Street: This side-gabled Dutch Colonial Revival house resembles the "Northcliff," a model offered by Standard Homes as early as 1926.
- 31 Robinson Parkway: This English Colonial Revival house resembles the "Maplehaven," a model offered by Aladdin in 1937 and 1939.
- 41 Charlotte Street: This gable-front Dutch Colonial Revival house resembles the "Lucerne," a model offered by Sears in 1908, 1911, 1912, 1913, 1916, 1917, and 1918.
- 52 Locust Street: This Minimal Traditional house resembles the "Winston," a model offered by Aladdin in 1937, 1939, 1940, 1941, 1948, 1949, 1950, 1951, and 1952.
- 53 Hoover Street: This Colonial Bungalow resembles the "Easton," a model offered by Bennett Homes as early as 1930.
- 62 Catherine Street: This Craftsman house resembles the "Manchester," a model offered by Sears in 1926, 1928, and 1929.
- 80 Caroline Street: This side-gabled Dutch Colonial Revival House resembles the "Oak Park," a model offered by Sears in 1926, 1928, 1929, 1932, and 1933.
- 118 Ferguson Avenue: This Craftsman Bungalow resembles "No. 147," a model offered by Sears in 1911, 1912, 1913, and 1916.
- 308 South Prospect Street: This side-gabled Dutch Colonial Revival house resembles the "Rembrandt," a model offered by Sears in 1925 and 1926.
- 327 South Prospect Street: This side-gabled Dutch Colonial Revival house resembles the "Van Jean," a model offered by Sears in 1928 and 1929.
- 416 South Willard Street: This Tudor Revival house resembles the "Lynnhaven," a model offered by Sears in 1932, 1933, 1934, 1935, and 1937.
- 431 Shelburne Street: This American Foursquare House resembles the "Castleton," a model offered by Sears in 1912, 1913, 1916, 1917, 1918, 1921, and 1922.

## Bibliography

- Allen, Charles E. *About Burlington, Vermont*. Burlington, VT: Hobart J. Shanley & Company, 1905.
- Amrhein, Joseph. "Burlington, Vermont: The Economic History of a Northern New England City." Ph. D. diss., New York University, 1958.
- Antique Home. "Vintage House Plans." <http://www.antiquehome.org/House-Plans/> (accessed fall 2009).
- Blow, David J. *Historic Guide to Burlington Neighborhoods Volume II*. ed. Lilian Baker Carlisle. Burlington, VT: Chittenden County Historical Society, 1997.
- Burlington City Directory*. Springfield, MA: H.A. Manning Company, 1912-1941.
- "Burlington on Lake Champlain." Burlington, VT: New England Shippers Advisory Board, 1927.
- Burlington Streets: Locust St.* Louis L. McAllister Photographs, Box A05, Folder 13, Item 03. Special Collections, University of Vermont Library.
- Burlington Streets: Shelburne Road.* Louis L. McAllister Photographs, Box A07, Folder 01, Item 07. Special Collections, University of Vermont Library.
- "Burlington's Biggest Building Year." *Burlington Free Press*, December 30, 1925.
- Bygone Burlington: A Bicentennial Barrage of Battles, Boats, Buildings & Beings*. Burlington, VT: Burlington Bicentennial Committee, 1976.
- City of Burlington. *Land Records*.  
Vol. 100, p. 645.
- \_\_\_\_\_. *Miscellaneous Instruments*.  
Vol. 140, p. 64.
- \_\_\_\_\_. *Warranty Deeds*.  
Vol. 62, p. 393.  
Vol. 65, p. 253.  
Vol. 69, p. 220.  
Vol. 72, p. 486.  
Vol. 76, p. 245.  
Vol. 76, p. 305.  
Vol. 83, p. 91.  
Vol. 85, p. 456.  
Vol. 87, p. 336.  
Vol. 87, p. 458.  
Vol. 90, p. 116.  
Vol. 90, p. 238.  
Vol. 94, p. 8.  
Vol. 94, p. 119.

Vol. 94, p. 187.  
Vol. 94, p. 200.  
Vol. 97, p. 315.  
Vol. 104, p. 93.  
Vol. 104, p. 99.  
Vol. 108, p. 541.  
Vol. 112, p. 561.  
Vol. 112, p. 576.

"City News." *Burlington Free Press*, December 9, 1925.

Clarke Historical Library. "Aladdin Company Sales Catalogs." Central Michigan University. [http://clarke.cmich.edu/resource\\_tab/aladdin/annual\\_sales\\_catalogs/aladdin\\_catalogs.html](http://clarke.cmich.edu/resource_tab/aladdin/annual_sales_catalogs/aladdin_catalogs.html) (accessed fall 2009).

Colman, Devin. *Burlington Survey of the Five Sisters Neighborhood (CLG Grant 07-011): Survey Report Prepared for the City of Burlington*. October 15, 2008.

Common Brick Manufacturers' Association Advertisements. *Burlington Free Press*, April 1926.

"Detail Important in Small Houses," *Burlington Free Press*, July 15, 1933.

Foster, Gerald. *American Houses: A Field Guide to the Architecture of the Home*. New York: Houghton Mifflin Company, 2004.

"Hobby of Burlington Physician is Being Building Contractor," *Burlington Free Press*, July 29, 1933.

Jones, Robert T., ed. *Authentic Small Houses of the Twenties*. New York: Dover Publications, 1987.

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Michaud, Robert B. *Salute to Burlington, Vermont*. Lyndonville, VT: Lyndon State College, 1991.

Middleton, William D. *The Time of the Trolley: The Street Railway from Horsecar to Light Rail, Volume One*. San Marino, CA: Golden West Books, 1987.

"Much Building in Burlington this Spring but Not in Direction of New Homes." *Burlington Free Press*, April 19, 1926.

Ray H. Bennett Lumber Co., Inc. *Bennett's Small House Catalog*, 1920. New York: Dover Publications, 1993.

Reiff, Daniel D. *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide*. University Park, PA: The Pennsylvania State University Press, 2000.

Schweitzer, Robert, and Michael W.R. Davis. *America's Favorite Homes: Mail-Order Catalogues as a Guide to Popular Early 20<sup>th</sup>-Century Houses*. Detroit: Wayne State University Press, 1990.

Sears Archives. "What is a Sears Modern Home?" <http://searsarchives.com/homes/> (accessed fall 2009).

Stevenson, Katherine Cole, and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. New York: John Wiley & Sons, 1986.

University of Vermont Historic Preservation Program. *The Burlington Book*. Burlington, VT: University of Vermont Historic Preservation Program, 1980.

Wolicki, Dale Patrick. "Gordon-Van Tine." <http://www.gordonvantine.com/> (accessed fall 2009).